



Compass House, 7 Rook Road, Wooburn Green, Buckinghamshire HP10 0PY

Guide Price | £550,000

## Property Features

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- Delightful Detached Property
- Well Presented
- 3 Bedrooms
- Cul de De Sac Location
- Modern Kitchen/Diner/Living Room
- Beautiful Family Bathroom
- Low Maintenance Garden with Decking Area
- Home Office
- Ideally Located in Picturesque Wooburn Green
- EPC 64D / Council Tax Band D

## Full Description

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Welcome to Compass House, a delightful 3-bedroom detached house nestled at the end of a serene cul-de-sac in the picturesque village of Wooburn Green. This residence combines modern living with timeless charm. Whether you're seeking outdoor adventures, cultural experiences, or simply a peaceful retreat, this charming property in Wooburn Green offers something for everyone to enjoy.

As you step into this well-presented home, you're greeted by a light filled hallway adorned with tasteful décor and convenient downstairs WC facilities. The heart of the home lies in its modern open-plan layout, seamlessly integrating the kitchen, dining, and living areas. The kitchen boasts contemporary fittings and fixtures, including a practical breakfast bar for casual dining. Large doors invite natural light to flood in and lead you to the delightful patio area, perfect for al fresco dining or enjoying a morning coffee.

You'll find three inviting bedrooms on the first floor, each offering comfort and ample space for relaxation. The family bathroom serves the needs of the household and has been finished to a high standard with decadent freestanding bath and a separate shower.

Outside, the garden features low-maintenance astro turf, ideal for leisurely outdoor activities or simply basking in the sunshine. A raised decking area provides a picturesque setting for entertaining guests or unwinding after a long day. Additionally, the property boasts a home office space, offering versatility and convenience for remote work or creative pursuits.

Wooburn Green is a charming village in the heart of Buckinghamshire offering a delightful array of activities and attractions to suit all tastes and preferences. Discover unique treasures and support local businesses by exploring the village's charming shops and markets all set around the picturesque village green or indulge in culinary delights at the village's charming pubs and restaurants.







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
1016.66 ft<sup>2</sup>  
94.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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