

**Guide Price**  
**£2,000,000**

**OnPlan**



# FOR SALE

Perched atop Church Road in Aspley Heath, MK17 8TR, this grand detached 5/6 bedroom residence is a harmonious blend of grandeur and comfort. With an array of opulent features, this home is an embodiment of elegance and contemporary luxury.

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Upon entry, a breath-taking entrance hall sets the stage for the opulence that awaits within. The ground level boasts a dining room, family room, study, and an expansive kitchen/day room adorned with sleek, soft-closure kitchen units and top-of-the-line Siemens appliances. Throughout the ground and first floors, zoned underfloor heating, regulated by individual thermostats, ensures a welcoming and comfortable atmosphere.

## Features

- 5/6 Large Double Bedrooms with Ensuites
- Private Gated Driveway and Double Garage
- Feature Marble Staircase
- Excellent transport links to major roads (A5 & M1 motorway), railway stations, and Airports, offering ease of travel.
- Games/ Cinema/ Media Room
- Large Master Bedroom with Dressing room and Ensuite
- Zoned underfloor heating, controlled by individual thermostats for personalized comfort
- Modern touches like LED downlights, touch-sensitive Lutron lighting control, and comprehensive alarm system



Ascending a striking marble staircase leads to the first floor which is home to the principal bedroom featuring a dressing room and ensuite, while four additional double bedrooms, each with their own high-quality Porcelanosa-tiled ensembles, await. On the second floor, you will find the 5th Bedroom yet again with its own ensuite with a walk in shower and a free standing bath. You will also find Bedroom 6/ the Games/ Media room which features its own toilet ideal space for entertainment.

Externally, the property is surrounded by enclosed lawned gardens and an extensive patio area, providing an ideal outdoor sanctuary. A private electric gated entrance guides to a drive and a double garage equipped with electric doors, offering both security and convenience. With a 10-year structural guarantee, confidence in the property's quality is assured.

Beyond the luxuries of the home, the location is equally enticing. Situated on the fringe of the Duke of Bedford's Woburn Estate, Aspley Heath offers direct access to woodlands with stunning walking trails and biking paths, including the acclaimed bike park featuring exhilarating jumps.

Adjacent to the residence, Woburn Sands caters to daily necessities with local shopping amenities, restaurants, and a health centre, while the nearby Georgian market town of Woburn showcases specialty shops and a lively monthly farmers market. Educational opportunities abound, with Lower and Middle Schools in Woburn Sands and prestigious private schooling with multiple options within a 30 min drive.

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Milton Keynes, a short distance away, offers extensive shopping, entertainment, and cultural facilities. The property enjoys excellent transport links, providing easy access to the M1 motorway, nearby railway stations, and connections to various destinations. Luton Airport is conveniently reachable (~25 mins,) while Heathrow, Gatwick, and Stansted airports are within reasonable reach.

In essence, this remarkable residence at the summit of Church Road, Aspley Heath, not only presents an exceptional living experience but also an enviable location that seamlessly combines tranquil surroundings with urban conveniences and ample recreational opportunities.



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