



# QUILLIAM

Timber Lane  
Woburn

- Entrance Hall and Cloakroom
- Four Bedrooms
- Three Reception Rooms
- Kitchen Breakfast Room
- Utility Room
- Good Decorative Order
- South Facing Garden
- Electric Double Garage
- Historic Georgian Village
- No Onward Chain

**£895,000**

**Freehold**





## Property Description

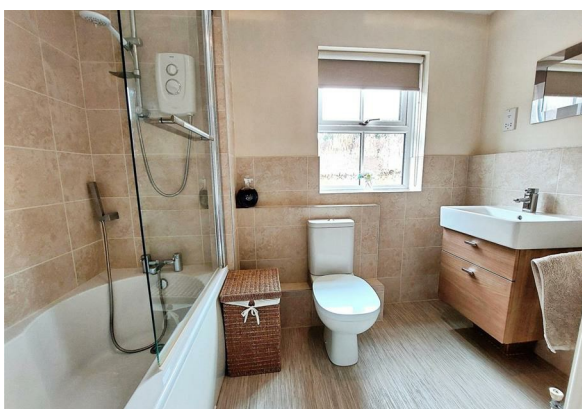
A rare opportunity to acquire this spacious, well-appointed detached family home in the highly sought-after Georgian village of Woburn - the long-term historic home of the Duke of Bedford. One of a select number of homes built by Bryant Homes in 1992, this property is tucked away in a peaceful cul-de-sac on the western edge of the village. The picturesque village centre, with its charming shops, pubs and eateries, is only a short stroll away. There are many scenic country footpaths on the doorstep and the prestigious Woburn golf and country club is just a 5 minute drive away.

Offered for sale in first-class decorative order and with no forward chain, the property combines elegant, light-filled living spaces with a mature south-facing garden, detached double garage, and parking for several vehicles.

The well-balanced accommodation includes a dual-aspect reception room with feature fireplace, dining room, study and a kitchen/breakfast room with separate utility area. Upstairs, bedroom one benefits from an en-suite shower room, three further bedrooms and a family bathroom.

Centrally positioned with convenient access to the M1 and within easy reach of mainline railway stations. There are a number of fine schools nearby including the renowned Harpur Trust Schools. This home offers an exceptional opportunity to reside in one of Bedfordshire's most desirable villages.

Viewing highly recommended.



Entrance Hall and Cloakroom

Reception Room  
23'1" x 12'11"

Dining Room  
12'0" x 10'11"

Study Room  
9'3" x 6'0"

Kitchen Breakfast Room  
12'0" x 10'0"

Utility Room  
6'0" x 6'0"

Bedroom One  
14'7" x 10'7"

En-Suite Shower Room  
8'10" x 5'10"

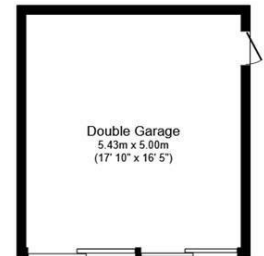
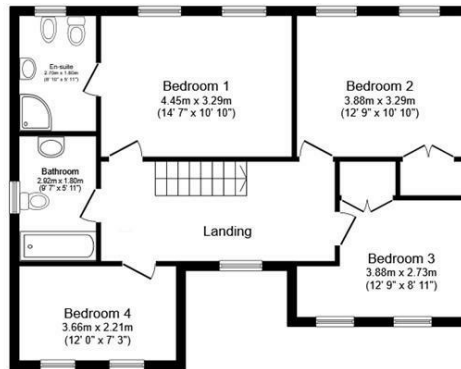
Bedroom Two  
12'8" x 10'9"

Bedroom Three  
12'8" x 8'11"

Bedroom Four  
12'0" x 7'3"

Bathroom  
9'6" x 5'10"





Total floor area: 178.0 sq.m. (1,916 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Property Information

We have been informed by our Vendor of the following information:

Central Bedfordshire Council Tax Band: G

Council Tax Payable for 2025/26 £3,727.58 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Double garage and driveway parking for several cars.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 71      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements