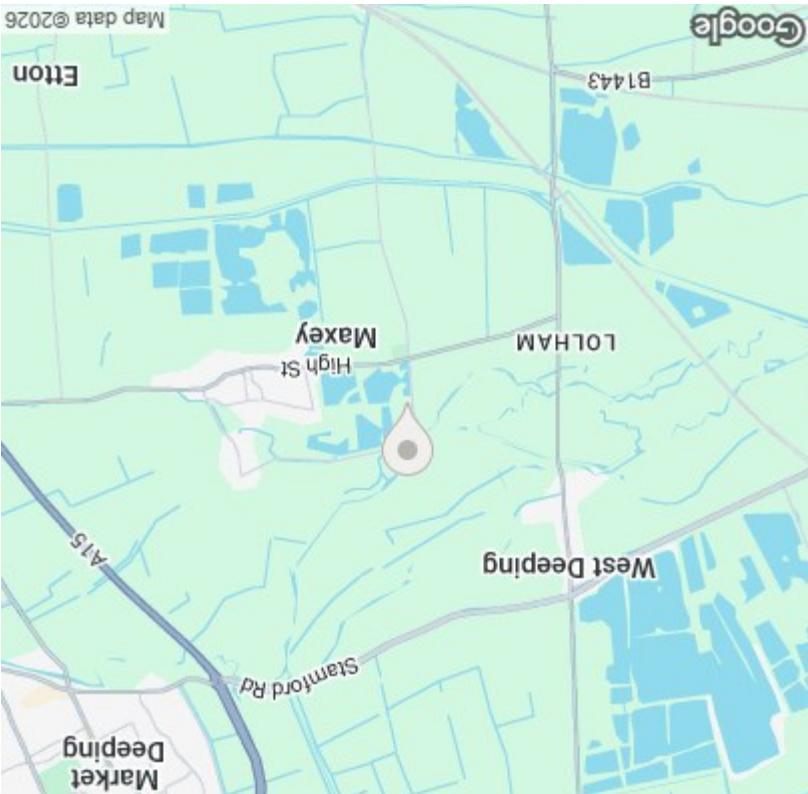




## Energy Efficiency Graph



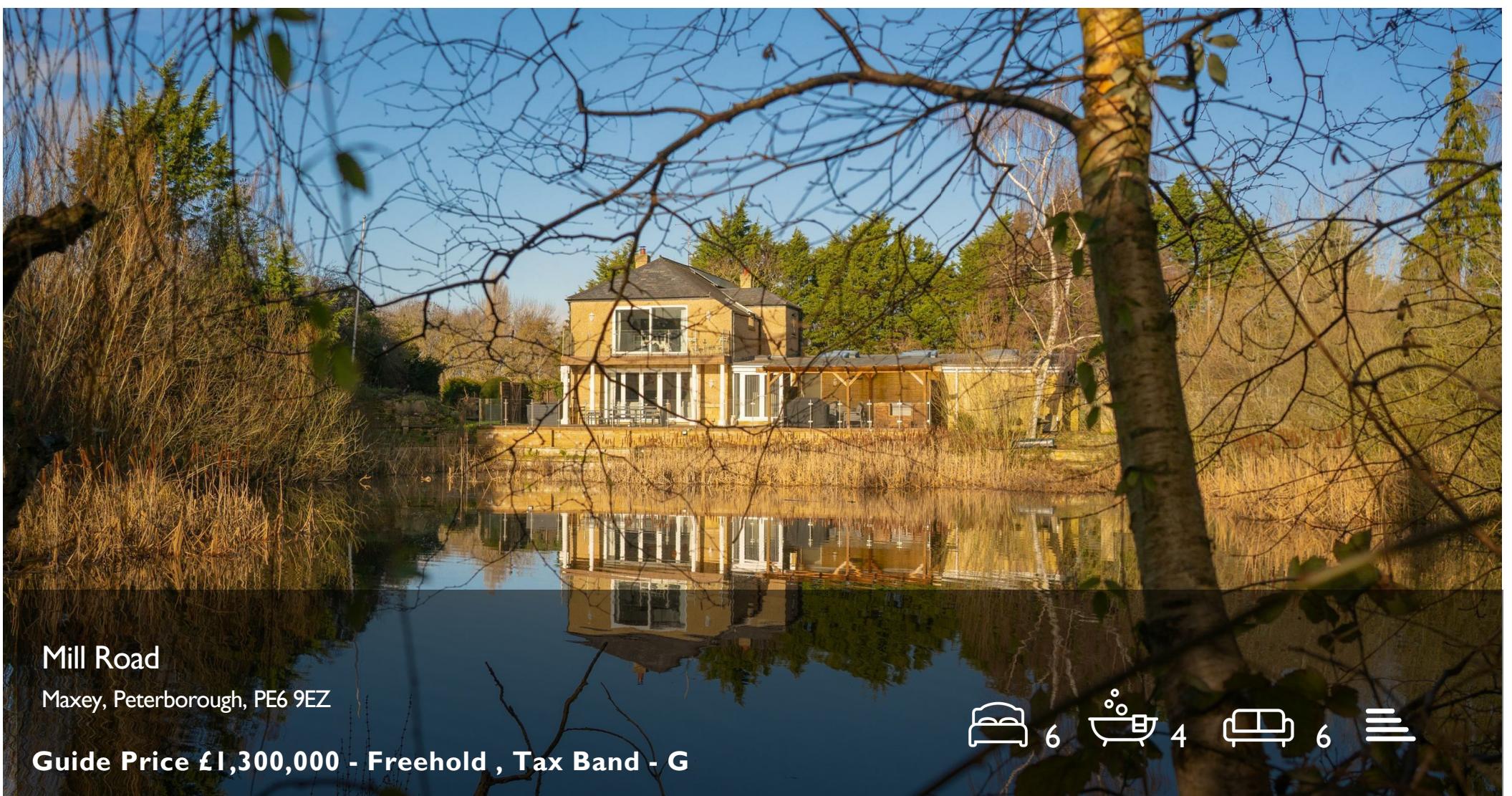
## Area Map

Please contact our City & County Estate Agents - Croxwold Office on 01733 212305 if you wish to arrange a viewing appointment for this property or rederive further information.

## Viewing



## Floor Plan



# Mill Road

Maxey, Peterborough, PE6 9EZ

There are properties that offer space. There are properties that offer land. And then there are properties like this that offer a way of life.

Set within approximately 9.3 acres of private grounds with its own lakeside frontage, paddocks, stables, ménage, substantial barns, and a large garage, Mill Road in Maxey is a rare and remarkable opportunity to acquire a substantial country home with genuine versatility and long term potential in a beautiful rural setting. Marketed as a Guide Price of £1,300,000-£1,500,000.

From the moment you approach along the quiet country lane, there is a sense of arrival. The house sits comfortably within its land, surrounded by open space, mature boundaries, and views across the lake and fields beyond. It feels private, peaceful, and entirely removed, yet remains conveniently positioned for access to nearby villages, Stamford, and within a comfortable driving distance of London.

The property itself extends to approximately 4,740 square feet and offers extensive, highly adaptable accommodation across two floors. Full of character and original features, the home provides an excellent balance between family living and entertaining space, while also presenting clear scope for sympathetic updating and modernisation in places. The ground floor is particularly well suited to both everyday life and entertaining. A welcoming living room, formal dining room, library, kitchen and dining space, and an outstanding billiard room creates a layout that is both practical and impressive. Large windows frame views across the grounds and towards the lake, bringing the outside in throughout the home. Upstairs, the bedroom accommodation is equally generous. The principal bedroom enjoys an en-suite and access to a balcony overlooking the lake, a truly special feature that highlights just how unique this setting is. Further double bedrooms, a Jack and Jill en-suite, and a family bathroom provide excellent flexibility for family living or guests. A key feature of the property is the self-contained annex, providing additional independent accommodation with its own living areas, kitchen, bedrooms, and bathroom. This is ideal for multi-generational living, guests, or ancillary use while remaining connected to the main residence.

Externally, the scale of what is on offer is exceptional. The grounds, measured at approximately 9.3 acres, are currently arranged for equestrian use with paddocks, a ménage, and stabling. There are also substantial outbuildings including a barn of approximately 342 square metres and a garage of approximately 170 square metres, offering enormous potential for a variety of uses subject to any necessary consents.

One of the most remarkable features of Mill Road is the ownership of a significant portion of the adjoining lake, complete with a small island. The lakeside frontage creates an outlook and setting that is incredibly rare to find and adds a unique dimension to the property that very few homes can offer. A public footpath runs alongside part of the boundary, while the privacy and integrity of the main grounds remain firmly intact.

This is not simply a house with land. It is a lifestyle property with huge potential, waiting for its next chapter.

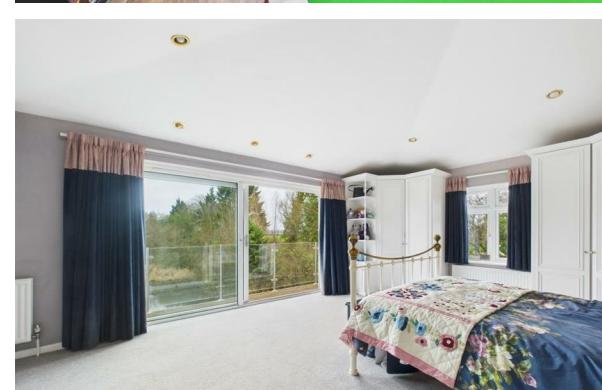
**Entrance Hall**  
6.93 x 1.87 (22'8" x 6'1")

**Living Room**  
5.16 x 3.95 (16'1" x 12'1")

**Library**  
5.87 x 3.05 (19'3" x 10'0")

**Kitchen/Dining Room**  
6.73 x 3.73 (22'0" x 12'2")

**Pantry**  
1.35 x 1.11 (4'5" x 3'7")



**Hallway**  
2.09 x 3.75 (6'10" x 12'3")

**Boot Room**  
2.71 x 2.01 (8'10" x 6'7")

**Hallway**  
3.66 x 1.95 (12'0" x 6'4")

**Utility Room**  
2.01 x 2.59 (6'7" x 8'5")

**Dining Room**  
6.07 x 3.63 (19'10" x 11'10")

**Lounge**  
6.64 x 4.53 (21'9" x 14'10")

**Billiard Room**  
13.30 x 9.29 (43'7" x 30'5")

**WC**  
1.05 x 2.09 (3'5" x 6'10")

**Terrace**  
18.44 x 5.44 (60'5" x 17'10")

**Landing**  
5.83 x 1.95 (19'1" x 6'4")

**Hallway**

**Master Bedroom**  
6.68 x 4.30 (21'10" x 14'1")

**Balcony**  
7.36 x 1.08 (24'1" x 3'6")

**En-Suite To Master Bedroom**  
1.53 x 2.46 (5'0" x 8'0")

**Storage Room**  
1.78 x 1.87 (5'10" x 6'1")

**Bedroom Two**  
4.26 x 3.96 (13'11" x 12'11")

**Jack And Jill En-Suite To Bedroom Two And Three**  
5.83 x 3.04 (19'1" x 9'11")

**Bedroom Three**  
3.33 x 3.98 (10'11" x 13'0")

**Bathroom**  
3.12 x 2.61 (10'2" x 8'6")

**Bedroom Four**  
3.65 x 3.65 (11'11" x 11'11")

**Annex Entrance Hall**  
1.98 x 1.19 (6'5" x 3'10")

**Annex Bedroom Two**  
3.15 x 2.67 (10'4" x 8'9")

**Annex Hallway**  
7.38 x 1.18 (24'2" x 3'10")

**Annex Kitchen**  
2.49 x 2.64 (8'2" x 8'7")

**Annex Master Bedroom**  
3.28 x 2.69 (10'9" x 8'9")

**Boiler Room**  
1.82 x 0.94 (5'11" x 3'1")

**Annex WC**  
1.25 x 1.23 (4'1" x 4'0")

**Annex Hallway**  
2.42 x 1.06 (7'11" x 3'5")

**Annex Bathroom**  
2.39 x 1.91 (7'10" x 6'3")

**Annex Living/Dining Room**  
6.21 x 5.01 (20'4" x 16'5")

