



24 HIGH STREET

— MAXEY —

Tucked away in the picturesque conservation village of Maxey, discover No. 24, High Street, a captivating Grade II listed cottage, emanating olde worlde character. With its golden stone-built façade draped in wisteria and a history dating back to the 1640s, this storybook thatched home is the epitome of timeless beauty, seamlessly blending historic detailing with modern comfort.



STEEPED IN HISTORY

Maxey's rich past is woven into its very foundations. Once devastated by the Black Death, the village was later rebuilt away from St Peter's Church, where many of its earliest inhabitants were laid to rest. Today, this historic gem thrives with a warm, community-driven spirit.



QUINTESSENTIAL CHARM

Verdant verges steeped in daffodils frame the stone wall to the front upon arrival at No. 24 High Street, where a cobbled driveway provides parking.

A home in seamless connection with its countryside setting and antiquity, terracotta-tiled flooring and exposed beams set the tone for a home that embraces rustic charm. Formerly four cottages, the layout of the home lends itself to versatile living, where rooms shape themselves to the needs of those residing within the sanctuary of the stone walls.



CULINARY COMFORTS

The snug connects seamlessly to the kitchen, its huge inglenook fireplace furnished with an Aga-style boiler. Light and bright, drink in views to the front garden through a cottage window fringed in purple-jewelled wisteria in summer.

At the heart of the home, the kitchen is a country dream, with handcrafted wooden cabinetry, a Belfast sink and cottage windows frame picturesque garden views.

CHARACTER AND CHARM

To the other side of the hallway, a cosy sitting room beckons, with exposed stone walls and a spectacular inglenook fireplace. Here, tradition meets contemporary flair, as an egg-shaped suspended log-burning stove, flanked by industrial-style lighting, creates a striking focal point.

Another reception room, currently serving as a spectacular dining room, features an imposing redbrick inglenook fireplace, laden with beams overhead, making for a light and airy space to gather and entertain.

What we love

‘Combining period character with state-of-the-art convenience, No. 24, High Street, Maxey, is a one-of-a-kind home that offers the best of village life. With its wholesome and homely traditional thatch and stone build, modern interiors and meticulously designed gardens and outbuildings, No. 24, High Street, beckons.’



SWEET SLUMBER

Rest your head in the ground-floor principal suite, a private sanctuary with its vast proportions, thick stone walls and scenic views of the front garden. Luxuriate in the en suite; a contemporary haven, featuring underfloor heating, gleaming tiles and ample storage.



Ascend the first of the home's two staircases, where a collection of exquisite bedrooms awaits. The eastern most bedroom, currently a dressing room, is an airy boudoir with a lofty ceiling and ample space for furniture, while the next bedroom evokes the character of the home, with alcove-style windows and quaint wooden panelled doors with traditional latches.

A Jack-and-Jill bathroom, complete with a freestanding clawfoot bathtub and elegant duck-egg panelling, connects through to a fourth bedroom.

Tucked off the main staircase, discover the luxurious guest bedroom with built-in storage and served by a spacious en suite bathroom with another statement freestanding tub - ideal for soaking away the stresses of the day.





A GARDEN HAVEN

Spanning nearly half an acre, the gardens enhance the entertainment potential of the main home, with sun-drenched seating areas that follow the movement of light throughout the day.

Lovingly considered landscaping includes raised gravel beds, a well-maintained pond, and an impressive, fully automated irrigation system, ensuring year-round vibrancy without the need for constant upkeep. Safe and sound for children and pets, secure side gates provide access from the front garden and driveway to this beautifully mature rear garden, an oasis of colour and calm and brimming with mature trees and foliage.



OUTBUILDING OPPORTUNITIES

Beyond the stone walls and thatched cottage charisma of No. 24, High Street, discover an array of solidly built and versatile outbuildings.

Leisure time is enhanced by the state-of-the-art gym with bifold doors opening onto a private terrace offering a modern workout space, while above the gym, two office spaces create a versatile retreat with scenic garden views.

A separate garden room, fully insulated with vaulted ceilings, beams and its own private terrace provides yet another escape - perfect for use as a cosy cinema room or guest retreat.

Car enthusiasts can find the perfect home for their cherished motors in the impressive double garage, featuring a polished screeded floor, electric up-and-over doors and even a dedicated laundry area.

Nearby, a large log store and an expansive, insulated and heated workshop with vertical windows offer ample space for creative projects or further storage.

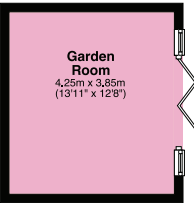
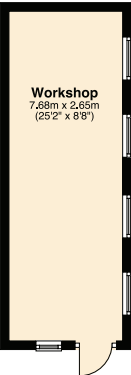
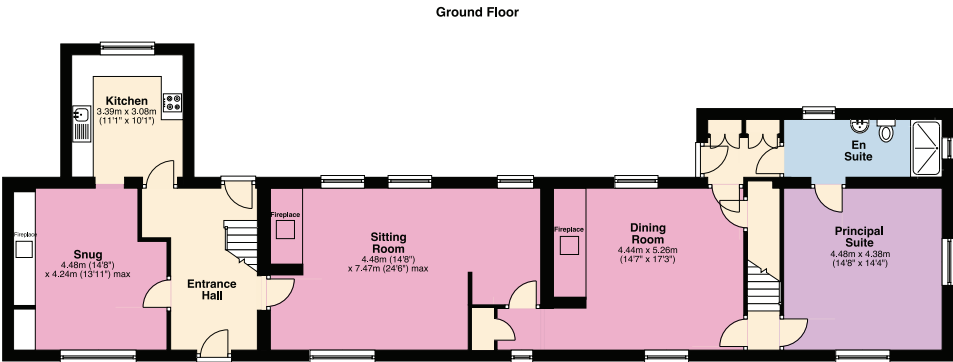
THE FINER DETAILS

Freehold
Detached
Dates to 1640s
Grade II listed
Conservation area
Plot approx. 0.44 acre
Oil central heating

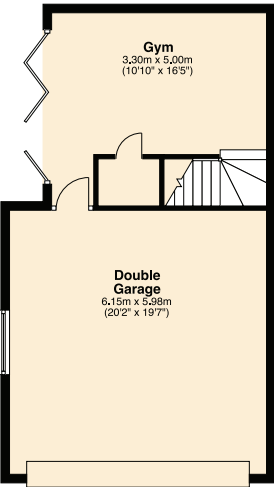
Mains electricity, water and sewage
CAT5 and 6 cabling and WiFi throughout
Peterborough City Council, tax band G

Main Home
Ground Floor: approx. 138.8 sq. metres (1493.7 sq. feet)
First Floor: approx. 126.6 sq. metres (1362.6 sq. feet)
Total area: approx. 265.4 sq. metres (2856.3 sq. feet)

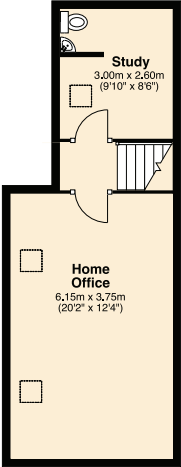
Outbuildings
Ground Floor: approx. 96.5 sq. metres (1038.3 sq. feet)
First Floor: approx. 34.3 sq. metres (368.7 sq. feet)
Total area: approx. 130.7 sq. metres (1407.0 sq. feet)



Ground Floor



First Floor



LIFE IN MAXEY

Balancing countryside, comfort and community, Maxey offers a truly enviable lifestyle.

A mere 100 metres from the home, a village bus stop connects you out and about – with the nearby market towns of Market Deeping, Stamford and Peterborough all within easy reach. Peterborough Railway Station’s direct links to London in under an hour make commuting a breeze.

Within the catchment area for the highly regarded Arthur Mellows Village College, No. 24, High Street is also close to several outstanding independent schools, including The Peterborough School and Stamford School.

A village with a welcoming and active community, The Bluebell Pub – just a stone’s throw from your front door – provides the perfect spot to unwind with neighbours and friends, while the village hall hosts regular events including yoga, baby and toddler groups and arts and craft sessions.

A home in harmony with its setting, lovers of the outdoors can make the most of its idyllic surroundings which include nature reserves, three glistening lakes perfect for off-road running and the breathtaking expanse of Rutland Water, just a short drive away.

LOCAL DISTANCES

- Market Deeping 3 miles (6 minutes)
- Stamford 7.5 miles (17 minutes)
- Peterborough 9 miles (19 minutes)
- Bourne 9 miles (19 minutes)

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