



**37 WEST END ROAD, MAXEY
PE6 9EJ**

GUIDE PRICE £730,000

FREEHOLD

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Situated in the heart of Maxey village and set within grounds of approximately 2.5 acres, this stunning four bedroom, detached, natural-stone-built property has been built to an exceptionally high standard and benefits from having underfloor heating. Featuring a stunning 20' x 19' lounge with bi-folding doors overlooking the rear garden and a 30' kitchen/family room, this property has four bedrooms to the ground floor, whilst to the first floor is a further study and a storage room. There is a further room above the double garage which would be perfect for a home office or annexe. Set in secluded grounds, this unique property is a superb opportunity.

THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION, WHERE THE PLANNING PERMISSION STATES THAT THE PROPERTY CAN ONLY BE OCCUPIED BY A PERSON EMPLOYED WITHIN AGRICULTURE OR A CROP-SPRAYING BUSINESS AND THEREFORE BUYERS WHO WORK IN THESE INDUSTRIES ARE THE ONLY PEOPLE WE CAN SELL TO.

Entrance door opening to

RECEPTION HALLWAY

A most impressive L-shaped reception hall with galleried landing above, this superb entrance has an oak and glazed staircase leading to the first floor, built-in cloaks cupboards and high vaulted ceiling.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 20' x 19'3 (6.10m x 5.87m)

A relaxing room featuring a woodburner set within a stone inglenook fireplace which has two windows to side elevation, further window to side elevation and bi-folding doors opening onto the rear garden.

KITCHEN/DINING/FAMILY ROOM 30'5 x 18'4 (9.27m x 5.59m)

With a range of ample wall and base units with built-in quality appliances, central island unit and windows to front and side elevations. There is a dining area and the family area has French doors opening onto the side.

BEDROOM THREE 13'3 x 12' (4.04m x 3.66m)

With window to front elevation.

BEDROOM FOUR 13'10 x 10'2 (4.22m x 3.10m)

With window to rear elevation.

LUXURY BATHROOM

Comprising shower area, large panelled bath, low flush WC, wash-hand basin with cupboards below, heated towel rail and window to rear elevation.

FIRST FLOOR

STUDY 13'7 x 13'1 (4.14m x 3.99m)

Approached via the staircase from the Reception Hallway, this room has two skylight windows to rear elevation, built-in cupboard and door leading to

LANDING

Galleried landing overlooking the Reception Hallway with two skylight windows to rear elevation and door to

BEDROOM ONE 23'8 x 16' (7.21m x 4.88m)

A large master bedroom with built-in wardrobes, French doors opening onto the rear garden with windows either side, further window to side elevation and door to

EN-SUITE

Comprising shower area, low flush WC, wash-hand basin and window to side elevation.

BEDROOM TWO 16'1 x 13' (4.90m x 3.96m)

With sink, built-in wardrobes and window to front elevation.

STORAGE ROOM 15'5 x 15'2 (4.70m x 4.62m)

Currently used as a bedroom, with two skylight windows to rear elevation.

DETACHED GARAGE 24' x 24' (7.32m x 7.32m)

A large oversized garage with windows to rear and side elevations, side external door and annexe/studio above.

ANNEXE/STUDIO 24' x 12' (7.32m x 3.66m)

Approached via a separate staircase from the rear of the garage, this room has skylight windows and offers superb potential for a variety of uses.

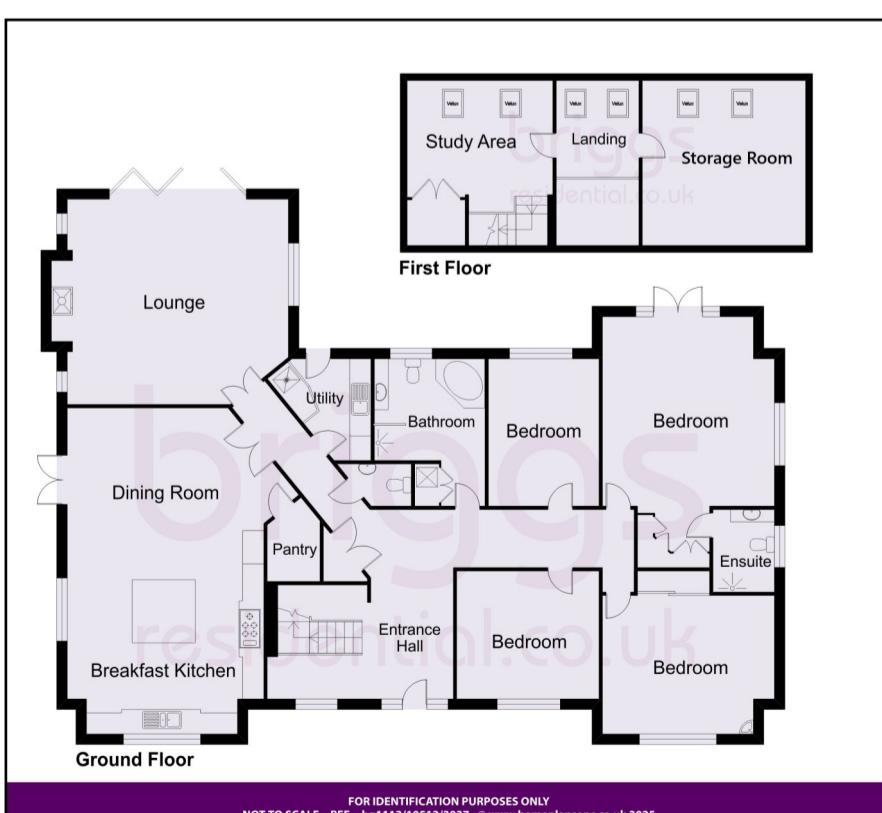
OUTSIDE

The property is approached via a long gravelled driveway which provides parking for many vehicles and gives access to the front garden. The front garden is of an exceptionally good size, mainly laid to lawn and enclosed by mature trees giving a high degree of privacy.

The rear gardens, which again are mainly laid to lawn, have a gravelled patio area, paving, summerhouse overlooking a large pond and are enclosed by mature shrubs and trees.

EPC RATING: C

COUNCIL TAX BAND: F (PCC)



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