



6 Cherry Tree Cottage, High Street, Maxey PE6 9EB

£625,000



*** CHARMING GRADE II LISTED THATCHED COTTAGE *** A beautifully maintained Grade II listed thatched cottage, nestled in the heart of Maxey, offers a rare opportunity to own a piece of English heritage. Believed to date back to the 1700s, the property is rich in character with a wealth of original features and has been lovingly cared for throughout. The accommodation comprises of three bedrooms including a principal bedroom with an en-suite and dressing room which could also be used as a nursery. Downstairs, the property offers a cosy lounge featuring exposed beams, stone wall and an impressive inglenook fireplace. A sunroom at the rear, provides an extra light filled living space. The ground floor also includes a modern shower room, a spacious kitchen, and access via the sunroom to a utility and double width garage area. Outside the property boasts a delightful, enclosed garden, beautifully maintained and providing a tranquil space for outdoor living. A separate cabin within the grounds, offers a studio, cloakroom and kitchenette – currently used as home office/and chill music lounge (on its own electrical supply) Located in the picturesque village of Maxey this unique home offers the charm of rural living with convenient access to local amenities and transport links. EPC Energy rating not required - Council Tax Band D

DOUBLE DOORS TO:**SUN ROOM / CONSERVATORY**

13' 1" x 12' 5" (3.99m x 3.79m) (approx) Patio doors to rear and window to rear. Radiator. Door to Utility

UTILITY ROOM

Single drainer stainless steel sink unit with units below space for washing machine, and space for freezer, oil fired boiler. Door to double width garage which has had the section at the back converted to the utility.

DOOR FROM SUNROOM TO:**KITCHEN /DINER**

16' 1" x 11' 11" (4.9m x 3.64m) (approx) 'L' shaped room. Fitted with a range of wall and base units, inset bowl sink with matching drainer, built in electric oven and ceramic hob with extractor over with feature brick surround, built in space for microwave. Space for fridge, space for dishwasher. Window to side and rear. Radiator. Door to:

SHOWER ROOM

Fitted with a three piece suite comprising Shower cubicle with shower fitment, vanity unit with inset sink, toilet. Window to rear. Radiator

LOUNGE

25' 5" x 12' 4" (7.75m x 3.76m) (approx) This stunning room has many features comprising inglenook fireplace, feature stone wall, and exposed beams to ceiling, door to front which is currently blocked off) Two windows with window seats to front and bow window overlooking the sunroom. Radiator. Stairs to first floor.

PRINCIPLE SUITE**DRESSING ROOM**

10' 10" x 9' 10" (3.31m x 2.99m) (approx) Window to the front. Radiator. Door to:

BEDROOM ONE

12' 5" x 9' 10" (3.78m x 2.99m) (approx) Two built in wardrobes, radiator. 2 x dormer windows to front

EN SUITE BATHROOM

10' 6" max x 7' 4" max (3.19m x 2.24m) (approx) Three piece suite comprising panelled bath, built in cupboards with inset sink and WC. Radiator. Window to the rear.

BEDROOM TWO

12' 5" x 11' 10" (3.78m into alcove x 3.61m) (approx) Window to the front. Radiator, loft access, feature wall, built in cupboard.

BEDROOM THREE

6' 8" x 5' 10" (2.03m x 1.78m) (approx) Window to the front. Electric radiator.

OUTSIDE**STUDIO / CABIN**

Currently used as home office/and chill music lounge (on its own electrical supply)

DECKING AND DOOR LEADING TO INNER HALL AND :**KITCHENETTE**

6' 5" x 4' 8" (1.96m x 1.41m) (approx) Fitted with sink unit with cupboards below. Window and front, door to:

CLOAKROOM

Fitted with a two piece suite comprising pedestal wash hand basin and low level WC. Electric heater. window to front

MAIN STUDIO

15' 2" x 12' 11" (4.62m x 3.93m) (approx) This room has many uses, currently used as chill out lounge, has many spot lights, electric sockets and ideal for home office/ work room, window to side.

OUTSIDE

To the front of the property there is a driveway leading to double width garage (partitioned off at rear for utility) with electric up and over door. Mature garden area. EV Charger, Side gate to oil tank.

Double gates and side gate to the rear lead to a lovely landscaped and well stocked cared for enclosed rear garden, large patio area, lawn and 2 sheds. Bin store behind the cabin. Outside waterproof sockets (1 double and 1 single), outside tap, security lights.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

