



The Chimes
Helpston

THE CHIMES

1, Maxey Road Helpston,
Peterborough, PE6 7DP

Set quietly within the heart of the historic and much-admired village of Helpston, The Chimes is a most appealing dormer bungalow, combining its 1930s origins with later thoughtful additions to create a home of charm, balance and versatility.

Occupying a particularly attractive position, the property is framed by beautifully tended, south-westerly facing walled gardens, with the magnificent stained-glass window of St Botolph's Church providing a truly captivating backdrop. A rare and rather special setting that lends both character and a sense of place.



Step Inside

The accommodation is both generous and flexible, ideally suited to modern family life. A welcoming central hallway sets the tone, with two elegant bay-fronted rooms positioned to either side, currently arranged as bedrooms, though one has served previously as a dining room, music room and secondary sitting room, complete with an open fireplace.

To the rear, the principal sitting room is a wonderfully light-filled space, with large windows and a glazed door opening directly onto the terrace and gardens beyond. A wood-burning stove forms an inviting focal point, creating a warm and comfortable atmosphere during the cooler months.



Further along, a well-appointed family bathroom features both a freestanding bath and separate walk-in shower, complemented by a third double bedroom and a useful study. A guest cloakroom sits conveniently nearby.

Undoubtedly the heart of the home, the kitchen dining room is both stylish and highly functional, fitted with an extensive range of cabinetry and centred around a movable island, offering excellent flexibility. The dining area enjoys delightful views over the gardens, with French doors opening out to provide a seamless connection between inside and out, ideal for both everyday living and entertaining. A separate utility room lies just off the kitchen, providing additional storage and housing the boiler.



And so to bed.....

To the first floor, a further bright and spacious double bedroom enjoys an elevated outlook to the front, with provision in place for the creation of an en suite, should one wish.







Step Outside


Outside, the gardens are a particular highlight, thoughtfully landscaped with areas of lawn, well-stocked borders, fruit trees and mature planting, all enclosed by attractive stone walling. To the front, a generous driveway provides ample parking and leads to a substantial detached double garage, complete with power, lighting and an electric vehicle charging point.

In all, The Chimes presents a rare opportunity to acquire a home of genuine character in a picturesque and well-regarded village setting, with beautifully balanced accommodation and exceptional gardens.

WIPE YOUR PAWS





A large, leafy tree stands in a well-maintained garden. The tree has a thick, textured trunk and a dense canopy of green leaves. In the background, a stone wall and a portion of a house with a brick chimney are visible. The sky is clear and blue. The overall scene is bright and sunny, suggesting a pleasant day.

Local Amenities

Helpston is a thriving village, well placed between Stamford (6 miles) and Peterborough (6.5 miles). The village offers a well-regarded primary school, Church, shop/post office, a pub and a village hall. There is a regular bus route to Peterborough and Stamford every 30 minutes throughout the day. There is also a renowned butchers and country store approximately 1 mile outside of the village on the way to Ufford.

The market town of Stamford offers many amenities including a good range of shops, excellent schooling and a produce market which is held every Friday. The Cathedral City of Peterborough also offers a wide range of facilities and excellent train links. (49 minutes to London Kings Cross approx).



Finer Details

Local Authority: Peterborough City Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 49 | E
EPC Rating Potential: 71 | C

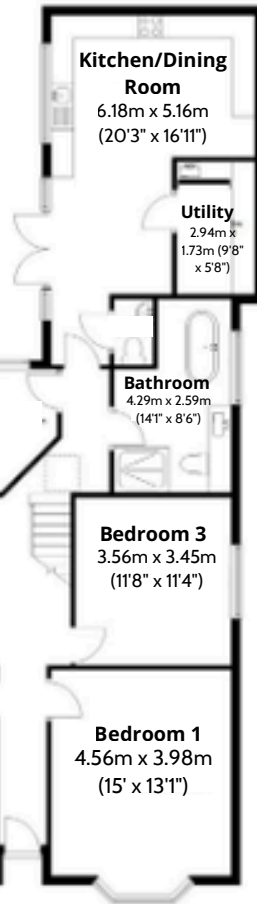
Services: Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. (none tested by the agent).

Agent's note: Please contact agent regarding restrictions or restrictive covenants.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Ground Floor

Approx 167.6 sq metres
(1804.4 sq feet)



Kitchen/Dining Room
6.18m x 5.16m
(20'3" x 16'11")

Utility
2.94m x 1.73m (9'8" x 5'8")

Bathroom
4.29m x 2.59m
(14'1" x 8'6")

Living Room
6.55m x 3.61m
(21'6" x 11'10")

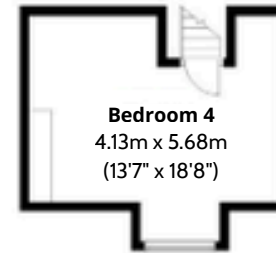
Bedroom 3
3.56m x 3.45m
(11'8" x 11'4")

**Bedroom 2/
Reception Room**
4.56m x 3.98m
(15' x 13'1")

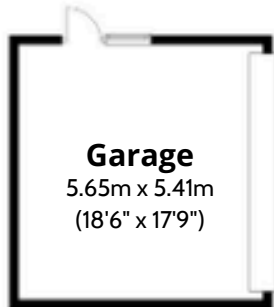
Bedroom 1
4.56m x 3.98m
(15' x 13'1")

First Floor

Approx 22.4 sq metres
(241.1 sq feet)



Bedroom 4
4.13m x 5.68m
(13'7" x 18'8")



Garage
5.65m x 5.41m
(18'6" x 17'9")

Internal Area : Approx 190.00 sq metres / 2045.4 sq ft
Garage : Approx 30.6 sq metres / 332.9 sq ft
Total Area : Approx 220.6 sq metres / 2377.9 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

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