



50a Chapel Street
Yaxley | Peterborough | Cambridgeshire | PE7

FINE & COUNTRY



KEY FEATURES

- *A Well-Presented, Stylish, Modern Family Home Sits in an Elevated Position*
- *Popular Village Location, Only 5.5 miles from Peterborough Train Station*
- *Reception Room, Open Plan Kitchen/Dining Room, Utility Room*
- *Ground Floor Study, Gym or Additional Guest Bedroom*
- *Four First Floor Bedrooms, an En Suite and a Family Bathroom*
- *Enclosed, Predominantly Lawn Garden and Patio Terrace*
- *Accessed via a Shared Drive and Off-Road Parking for Two Cars*
- *Total Accommodation Extends to Approximately 1820 Sq.Ft.*

50A CHAPEL STREET

In the village of Yaxley stands a cleverly constructed property with spacious, light, bright rooms and architectural flourishes that produce a truly inspired modern home. Benefitting on the ground floor from an open plan dining room and kitchen, living room, utility room and a flexible space currently used as a gym, the first floor of the delightful abode provides a family bathroom, three bedrooms, and the master suite with a dressing area and en-suite. Outside, the property enjoys a sizeable garden — a perfect spot for children to play — which is primarily laid to lawn with the addition of mature trees, an elevated border, shed and patio. Its desirable position on the edge of the old village of Yaxley presents a pretty setting with all the amenities you could need close by, from shops to pubs and restaurants to schools, while the city of Peterborough is less than 20 minutes' drive away, and the A1 within easy reach to travel elsewhere.



Welcome to 50a Chapel Street

50a Chapel Street is a modern home with a difference; having been smartly built by an architect with close attention to detail. It was this that attracted the current owners to the house five years ago. “We bought it from the architect who had designed the home for himself, creating a very unique property,” they shared. “It really stood out from a standard new house with such a high quality finish and a lot of special features including slightly curved walls that form a seamless flow throughout the house, a large circular window in one of the bedrooms, and solid floors — with not a squeak or groan to be heard like you find with wooden floorboards! You don’t often get these little touches in houses unless they’ve been constructed by someone who has their eye on the ball with architectural design, but it makes such a difference. We also loved the way the loft space had been done, completely boarded out with a proper pull down ladder; it’s made us always want a loft space like that from now on.” The dwelling additionally wows its visitors. “Whenever anyone walks in the door, they all go ‘wow,’” the owners said. “From the outside you wouldn’t know how different it is. It’s something you don’t really expect, so everybody is always pleasantly surprised when they come in.”

In their time at the home the owners have particularly appreciated the spaciousness and openness of its rooms — with no box rooms to be found — as well as their well thought out placement, and the large windows that flood them with natural light. “The property has been so well created and laid out that we’ve not had to complete any structural work. We wouldn’t change a thing,” they said. “All we’ve done since moving in is add our decor!”





Take a tour

Arriving at 50a Chapel Street, mature shrubs border the property, which appears with a brick lower portion and rendered top, while a driveway conveniently offers generous off-road parking. A secure gate gives access to the property, through which one takes a path beside the garden to the home's entry.

The sizeable, south facing garden, where the owners' children like to play football, is mainly laid to lawn, with an elevated border and some mature trees providing shelter. The garden also features a shed presenting plenty of storage space, and a patio area connecting to the house is wonderful for a morning cup of coffee. Great for entertaining, the current owners have enjoyed hosting a garden party with more than 50 people at the property.

Entering the home via a door set in split face tiles, one is introduced to its contemporary, relaxing, neutral colour palette, which the owners have added pops of colour to through their furniture and art choices. Beginning in the open plan dining room and kitchen, one gets an instant sense of the space the abode offers; despite a huge dining table for instance, it does not fill the room. French doors give access to the patio, while the kitchen sits to the back of the room with modern, sleek, grey cabinets given a pretty glow thanks to lighting positioned underneath. With ample counter space for keen cooks, and lots of storage for their utensils, the kitchen also hosts a social breakfast bar, all the high quality, integrated appliances you could require, and a stylish sink.

Exploring the rest of the house, the living room can be discovered next, off the dining area, welcoming you with huge sliding windows, a skylight above, and a lovely feature entertainment wall with wood panels and wall to wall storage below. This is the owners' favourite room in the home. "Even on dark, dreary days it still feels bright and airy, and it is brilliant in summer with the sliding window wide open giving a patio door effect," they said. "Then in the evening you can close the blinds, put side lamps on, and it turns into a very cosy cinema room."



Passing back through the dining room, to the home's lobby, a handy utility room can be uncovered with lots of storage, a sink, toilet, and spots for a washing machine and separate tumble dryer, as well as what is currently utilised as a gym. "The gym is a very flexible space," the owners noted. "It could easily be a home office or a playroom for the kids, and because the back end of it sits by the staircase, there's a huge under stairs storage area as well." Returning to the lobby, to ascend stairs to the first floor, there is a further under stairs storage cupboard.







The wide staircase, with a skylight above, twists around up to the first floor landing, off of which is a cupboard, family bathroom, three double bedrooms, and the master bedroom with en-suite — all of which have underfloor heating. The owners shared: “What’s great about the layout of the landing is that nothing is on the square. The hallway is softened by a curve to the rooms, with everything at a slight angle, giving it that architectural interest. It means that the hallway isn’t left looking like a straight, narrow hallway with bog standard doors off it. It also doesn’t make the rooms difficult to furnish, because once you get into them, they then have the straight lines to put wardrobes and beds against.”



Stepping into the family bathroom, one is encapsulated by a calming aura thanks to its cream, stone effect tiles and wood topped vanity. The room features a skylight, large bathtub with shower over, toilet, towel rail, and the aforementioned vanity with a charming circular sink and cupboard below. Across from the bathroom sits one of the residence's generous bedrooms, currently set up as a nursery, with a further two down the hall, including one with a nook that brilliantly fits its bed as well as ample space for desks and wardrobes. The other, appearing at present as an office, hosts a beautiful round window which the owners say, much like the other windows upstairs, allows you to see over rooftops for miles because of the property's elevated position on the top of a hill. "It's a stunning view," they added.



Completing the first floor is the plush master bedroom, holding myriad built in wardrobes and a dressing area which leads to a big en-suite. The en-suite boasts a skylight, walk-in shower with dual heads, toilet, and a vanity with a large sink and plenty of surface and storage space beside and below. Fashionable black accessories, tap, shower and screen make for a splendid, complementary contrast to the more natural feel of the room's warm, cream, stone effect tiles, and add a splash of luxury.





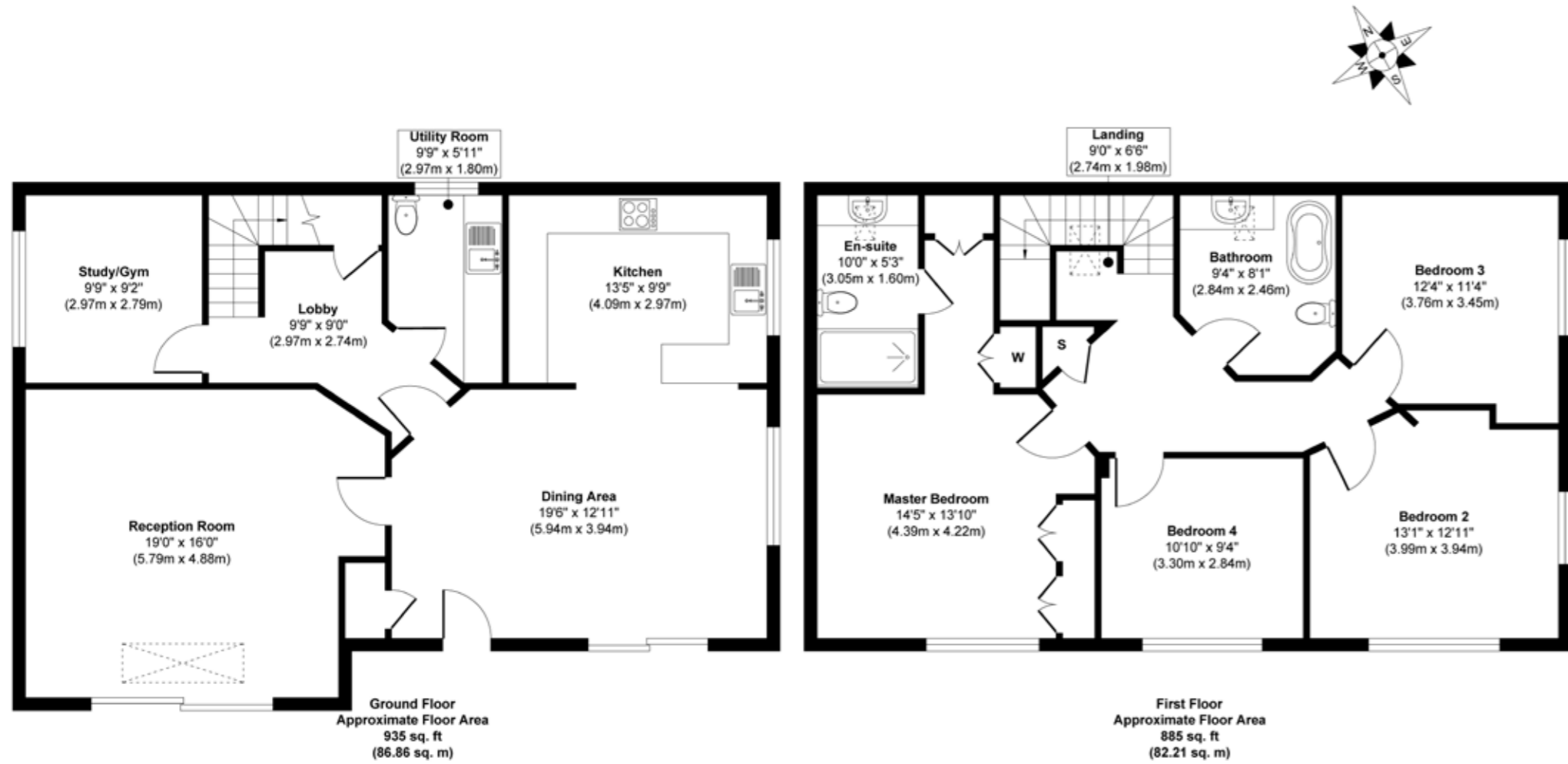
The local area

Away from the property, within walking distance, Yaxley provides a wealth of amenities from shops to pubs and restaurants. “A joy to live in,” as the owners note, the village also offers schools, green spaces, and recreational facilities.

For those who love sports, there are a plethora to try, whether at the equestrian centre, jiu jitsu and gymnastics clubs, or at one of the many other sports sessions on offer from football to walking netball, or, just outside the village, wakeboarding. Presenting lots of hobby opportunities, there is a camera club, community allotment and plenty of places to hike and cycle. The village has its own football club, too — Yaxley FC.

Meanwhile, Peterborough is less than 20 minutes’ drive away, with a train station that can take you to London in under an hour. The A1 is also within easy reach of Yaxley, to travel further afield.





Approx. Gross Internal Floor Area 1820 sq. ft / 169.07 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents notes:
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LOCAL AUTHORITY: Huntingdonshire District Council

SERVICES: Mains Water, Electricity and Drainage plus Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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