



**FennWright**  
Signature

The Old School House, School Hill,  
Boxford CO10 5JT



The Old School House  
School Hill  
Boxford  
CO10 5JT

A stylish well-presented Grade II Listed character home occupying a plot of approximately 1.4 acres (sts) with swimming pool and conveniently situated for access to this highly regarded and much-requested Suffolk village.

The Old School House, a magnificent Tudor home, originally built in the 16th century became known as Boxford Grammar School for a time before becoming a residential dwelling in the late 19th century. Inside this unique home the viewer is greeted with a plethora of interesting period details including a carved bressummer in the cross-wing gable, areas to see the exposed timber frame, wide oak floorboards and an attractive ridge chimney stack with saw-tooth shaft brickwork and hexagonal ends. The property has undergone extensive and careful refurbishment by the current owners retaining much of its period charm with tasteful contemporary updates.



- 6 bedrooms, 4 bathrooms
- 4 receptions
- Boot room/utility room and boiler room
- Triple bay garage + workshop
- Approx. 1.4 acres. Swimming pool

The main front door leads to an entrance porch then on to an inner hall which leads into an impressive sitting room with open aspect into the dining room. An impressive open fireplace dominates one wall with hand carved wood surround and exposed ceiling timbers including the carved bressummer. From a central hallway there is a large family room currently utilised as an office. Next to the office is a very generous utility cum boot room offer excellent additional storage. At the end of the hallway steps lead down into a stunning kitchen/dining room with exposed timbers. The kitchen has hand made shaker style cabinetry with a fabulous range-style oven fitted into the old fireplace. Work surfaces incorporate a breakfast bar and the dining area offers excellent space for an extended family table.



Steps lead up to the first floor where a spacious master bedroom suite includes a beautiful dressing room with an open wardrobe storage then through to a large en-suite with walk-in shower and twin vanity unit. The second bedroom lies to the rear of the house along with the main family four-piece bathroom. Concluding the first floor is a magnificent dual aspect sitting room, originally thought to be the main classroom with exposed floorboards and an open fireplace to one end with attractive wood-panelling and an inset stove this room is easily dividable into two separate areas. An adjoining room to the rear is currently utilised as a gym and could offer many other functions.



Another short run of steps lead up to the second floor which offers three further bedrooms, of which bedroom three is a particularly spacious dual-aspect room with en-suite shower and fitted bedroom furniture. Bedroom four has a feature fireplace and built-in storage. Bedroom six has reduced head height with exposed timbers and access to another attic room, currently used as storage.

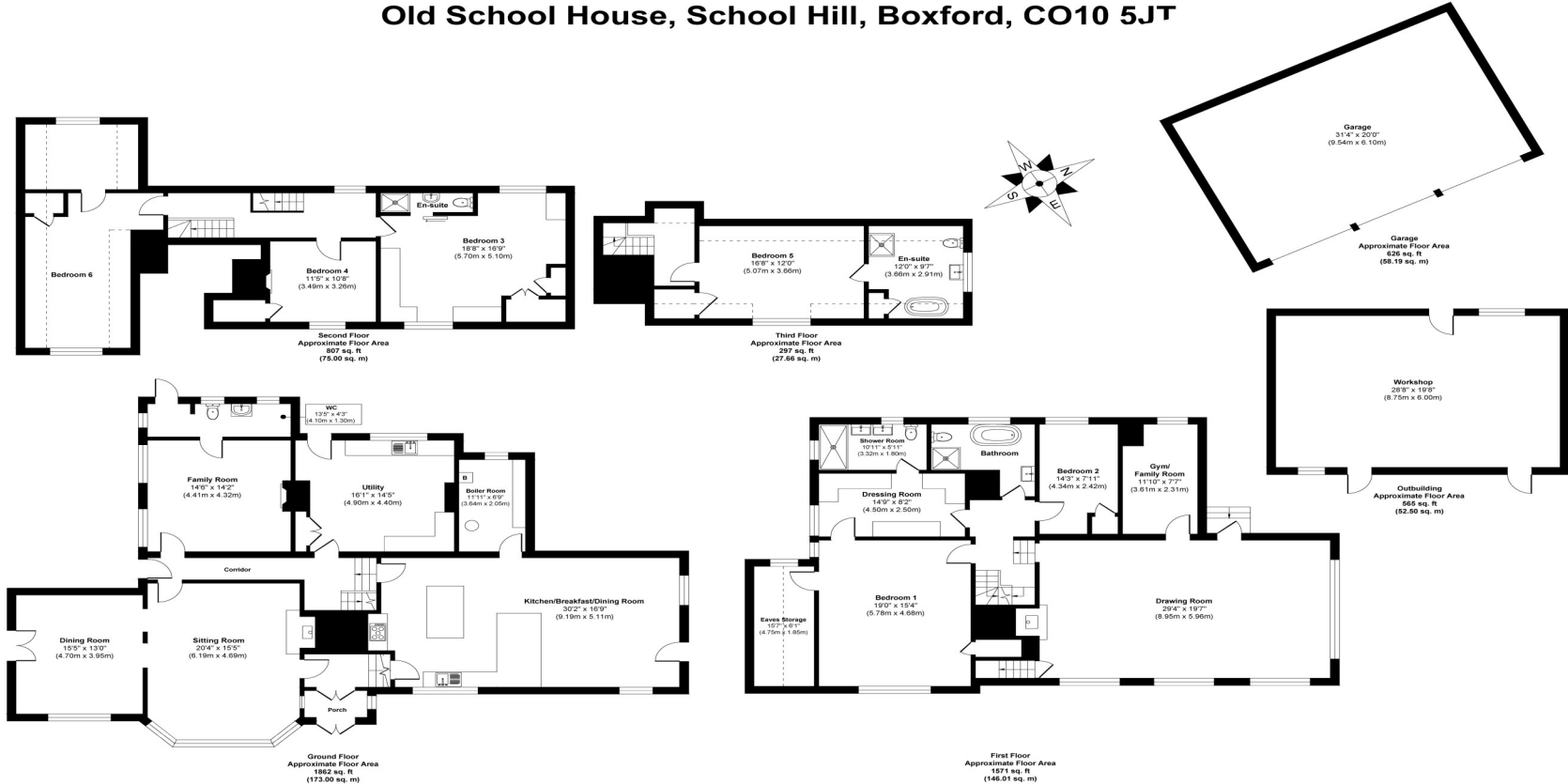


Finally stairs lead to the third floor and final floor with access to bedroom five with en-suite facility, rumoured to have been one of the dormitories for the borders when the property was a school.





# Old School House, School Hill, Boxford, CO10 5JT



**Approx. Gross Internal Floor Area 4537 sq. ft / 421.67 sq. m**  
**Approx. Gross Internal Outbuilding Area 1191 sq. ft / 110.69 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Consumer Protection Regulations 2008**

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



## Outside

The gardens are one of the key features of this handsome property with the immediate rear gardens being designed in a low-maintenance fashion with a patio extending beyond the ground floor dining room plus a number of shingled areas and block-paved courtyard which leads through to a large workshop, which offers excellent future potential for any new buyer. Generally the gardens are set to lawn with a number of mature shrubs and trees. The gardens extend out predominantly to the west side of the property and wrap round to the rear including a swimming pool with terrace and pump house. The shingled driveway extends to a detached 3 bay garage each with electrical garage door and with parking in front for a number of vehicles.

## Agents Note

The vendors have advised that they are retaining part of the garden to obtain planning for a property. To this end they plan to retain ownership of the driveway with the new owner of The Old School House having a right of access. Contact our office for further details.

## Important Information

Services - We understand that mains drainage, water and electricity are connected. Oil-fired heating. LPG gas bottles supply the hob.  
Tenure - Freehold Council Tax Band - G EPC rating - N/A

## Location

Boxford is one of the areas best regarded villages and has previously been included in the Sunday Times Best Villages List. The village is well-served and offers a good range of amenities including shops, a bistro pub, coffee shop, doctor's surgery and local primary school with outstanding Ofsted rating.

Further nearby amenities include the Stoke by Nayland Golf and Health Club, approximately 2 miles, as well as further restaurants in Stoke-by-Nayland and Lavenham. For those requiring a rail link nearby Colchester has a direct rail link to London Liverpool Street taking approximately 1 hour. For a wider selection of local amenities can be found at both market towns of both Hadleigh and Sudbury.

## Directions

From our offices in Sudbury applicants are advised to take the A134 towards Colchester, just after Newton Green take the A1071 directing you towards Hadleigh and Ipswich. School Hill can then be found on the left and on entering School Hill the property is located on the left set back from the road.





Sudbury  
01787 327000  
sudbury@fennwright.co.uk

fennwright.co.uk