



The Maltings
Boxford, Suffolk

**DAVID
BURR**



The Maltings, 2 Butchers Lane, Boxford, Sudbury, Suffolk, CO10 5DZ

Boxford is a pretty village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include a school, shops, public house, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles) the latter with a direct commuter rail service to London's Liverpool Street (45/50mins).

A Grade II listed timber framed central village residence a short walk from two pubs, the village stores, post office, butchers, Ofsted 'outstanding' rated village primary school and parish church, situated within the picturesque Suffolk village of Boxford. An exceptionally well-presented, recently refurbished, high specification property retaining a wealth of charm, character and notable period features throughout including a jettied front elevation, an array of exposed timbers and chamfered stud work, wood burning stove set within a brick fireplace, solid wood staircase with glass balustrade, oak internal doors, a high gloss kitchen and comprising three ground floor reception rooms. Adaptable in its appeal, the accommodation is arranged over three floors with high specification en-suite facilities to both the principal and guest bedrooms with further benefits including garaging, ample off-street parking and established rear gardens with a summerhouse.

A four-bedroom (two en-suite) Grade II listed central village residence presented to an exceptional standard throughout, arranged via three ground floor reception rooms with further benefits including garaging, driveway with space for three vehicles, private gardens, and summerhouse.

Heavy timber door opening to:

ENTRANCE HALL: 14' 9" x 7' 9" (2' 11") (4.50m x 2.38m narrowing to 0.91m) An inviting approach with excellent ceiling heights, an array of exposed timber and stud work in addition to window to front with secondary glazing and half height panel glazed door to rear. Door to useful cloaks storage space and further door to:

SITTING ROOM: 17' 3" x 16' 8" (5.26m x 5.10m) Affording a dual aspect with window range to front and rear, eight-foot ceiling heights with chamfered ceiling timbers, brick fireplace with inset wood burning stove and widened staircase rising to first floor with glass balustrade. Oak internal door opening to:

KITCHEN/BREAKFAST ROOM: 17' 5" x 11' 6" (5.32m x 3.52m) Fitted with an extensive range of gloss fronted base and wall units with

marble style preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and filtered water tap. Integrated appliances include a Neff oven with warming drawer, microwave, fridge/freezer, dishwasher, four ring Neff induction hob with extraction above and space for base level wine cooler. The kitchen units comprise a range of base and wall level shelving units with corner carousel unit, deep fill pan drawer and full height unit store housing electric boiler. Stainless steel single sink unit with mixer tap above, marble tiled upstand behind and stripped high grade wood effect flooring throughout. Exposed chamfered ceiling timbers and half height panel glazed door to outside. Door to:

DINING ROOM: 11' 10" x 8' 11" (3.63m x 2.72m) Forming part of a single storey rear extension with high grade stripped wood effect flooring throughout, casement window to side and bi-folding doors opening to the sitting room. A versatile room currently utilised as a dining room and

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offering scope for incorporation into the sitting room, ideally placed for entertaining. Oak framed bi-folding doors opening to the:

GARDEN ROOM: 11' 6" x 8' 7" (3.51m x 2.62m) Of brick constructions and affording a triple aspect with timber framed casement windows to side, panel glazed bi-folding doors to rear opening to the garden.

CLOAKROOM: 9' 0" x 3' 8" (2.75m x 1.14m) Fitted with ceramic WC, oval wash hand basin within a base unit with mixer tap above. Exposed ceiling timbers and stripped timber floorboards above, fitted base level storage and obscured glass window to rear.

First floor

LANDING: A generously proportioned linear landing with staircase and glass balustrade rising to second floor, two windows to rear affording views across the gardens and landscape beyond. A wealth of exposed wall and ceiling timbers with door to:

BEDROOM 1: 16' 9" (9' 11") x 12' 3" (5.12m (3.03m) x 3.75m) With windows to front, gloss fronted fitted wardrobes with sliding doors and rolled oak framed panel glazed door opening to:

EN-SUITE SHOWER ROOM: 7' 4" x 5' 6" (2.25m x 1.69m) Fitted with ceramic WC, wash hand basin within a Hansgrohe unit with mixer tap above, a floating wash hand basin, mirror fronted wall unit and separately screened Insignia shower with body jet function, central shower attachment, integrated audio system and separate shower attachment.

BEDROOM 2: 11' 10" x 10' 10" (3.62m x 3.31m) With window range to front, exposed wall timbers and wall lights.

BEDROOM 3: 12' 2" x 11' 7" (7' 7") (3.71m x 3.54m (narrowing to 2.33m)) With window to front, exposed crossbeams, wall timbers and useful study recess to front.

FAMILY BATHROOM: 7' 4" x 6' 9" (2.25m x 2.08m) Fitted with ceramic WC, wash hand basin within a gloss fronted fitted base unit, fully tiled bath with shower attachment over and wall mounted heated towel radiator. Window to rear and open fronted base level fitted storage.

Second floor

BEDROOM 4: 23' 3" x 11' 2" (7.09m x 3.42m) A surprisingly generous second floor bedroom suite enjoying the entirety of the second-floor area with an array of exposed wall and ceiling timbers, natural light afforded from the velux window across the rear elevation and door to fitted wardrobe. Bespoke pocket door opening to:

EN-SUITE SHOWER ROOM: 12' 5" x 6' 1" (3.80m x 1.87m) Fitted with ceramic WC, wash hand basin and fully tiled, separately screened shower with shower attachment. Mirror with border lighting, door to useful full height store room, hatch to loft and spotlights. Further door to linen store housing pressurised water cylinder with useful fitted shelving.

Outside

The property is situated on Butchers Lane, a narrow but charming lane centrally positioned within the village.

The gardens are tucked away, discreetly hidden from view with a wall and hedge line border to side, decked terrace, and expanse of lawn behind with border planting, multiple seating areas and a summerhouse.

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SUMMERHOUSE: 11' 10" x 11' 7" (3.61m x 3.55m) Enjoying a glazed surround on two sides with panel glazed door to front, extensive range of fitted units and light and power connected.

Further benefits to the overall external space include a:

GARAGE: 20' 8" x 9' 10" (6.31m x 3.00m) With roller door and light and power connected.

A triple width driveway provides allocated off-street parking for three vehicles.

AGENTS NOTE: The property benefits from a right of access across land within the curtilage of a neighbouring property. Please contact David Burr Leavenheath Ltd for further details.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///defaults.totally.poster

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

BROADBAND: Up to 80Mbps (Source Ofcom).

MOBILE COVERAGE: Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

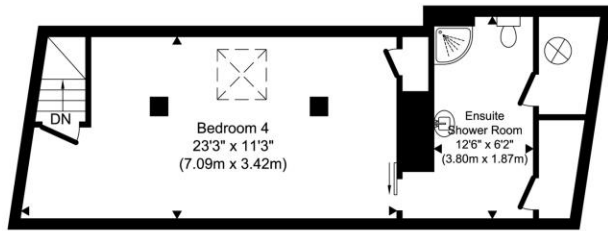
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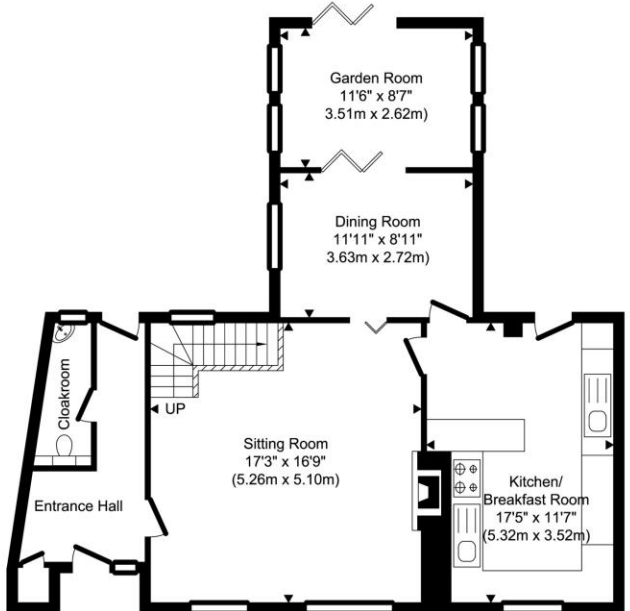
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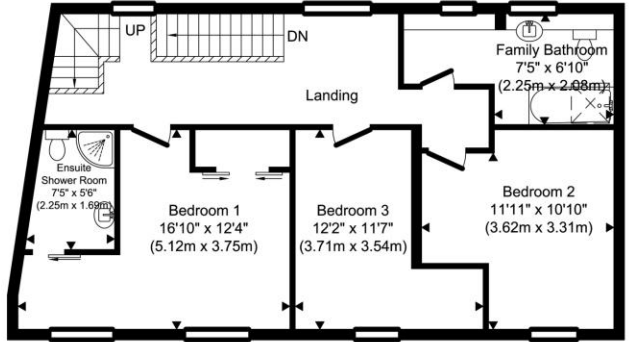
Outbuilding
Approximate Floor Area
137.88 sq. ft.
(12.81 sq. m)



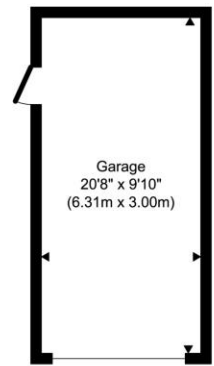
Second Floor
Approximate Floor Area
393.74 sq. ft.
(36.58 sq. m)



Ground Floor
Approximate Floor Area
818.59 sq. ft.
(76.05 sq. m)



First Floor
Approximate Floor Area
693.30 sq. ft.
(64.41 sq. m)



Garage
Approximate Floor Area
203.76 sq. ft.
(18.93 sq. m)

TOTAL APPROX. FLOOR AREA 2247.27 SQ.FT. (208.78 SQ.M.)

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