



## Stone Street | Boxford, Suffolk, CO10 5NR



### Features

- Substantial detached period property
- Over 4 acres of picturesque land including meadows, ponds, and river settings
- Flexible living space with generous reception rooms
- Four well-proportioned bedrooms with dual staircases
- Additional self-contained annexe with private entrance
- Beautiful gardens with impressive pond views
- Spacious entrance dining hall and dual-aspect drawing room with French doors

Parsonage Farm is a charming, spacious detached period property set on over 4 acres in the picturesque village of Boxford. This substantial home offers flexible living with generous reception rooms, four bedrooms, and an annexe with its own entrance. The beautiful gardens, pond views, and numerous outbuildings add to its allure. Perfect for those seeking a blend of rural tranquility and convenient village amenities.



## PARSONAGE FARM

Parsonage Farm is a charming, substantial detached period property offering spacious and flexible accommodation over two floors. The ground floor features several formal reception rooms, while the first floor comprises well-proportioned bedrooms and a bathroom.

The annexe, accessible from the main residence or via its own private entrance, provides additional accommodation with separate gardens overlooking an impressive pond.

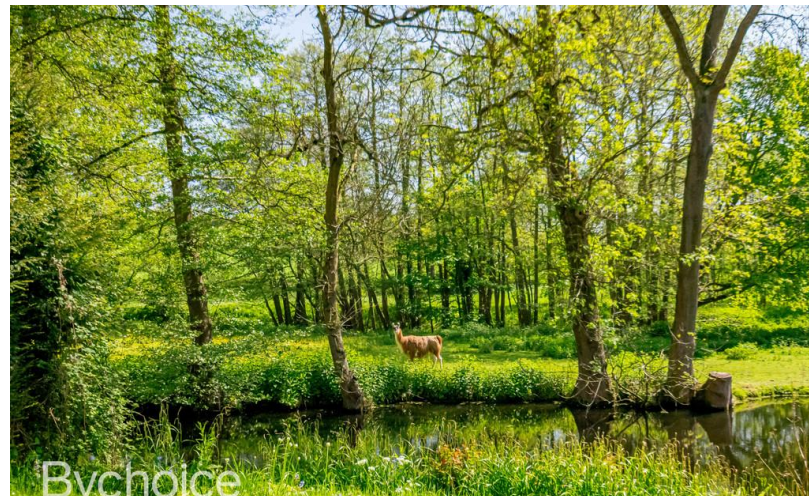
Accessed via a shingled driveway, the property opens into a bright and spacious entrance dining hall with views over the front driveway. The ground floor includes a dual-aspect drawing room with French doors, a dining room, a kitchen/diner with garden access, a cloakroom, and a shower room. The inner hallway connects the main house to the annexe and leads to the first floor.

The annexe features a front-facing bathroom, a dual-aspect kitchen, and a reception room with triple aspect windows overlooking a secret garden and a brick-built dovecote-ideal for private outdoor space.

The main residence's first floor includes four well-proportioned bedrooms, served by two staircases. The master bedroom and bedroom two offer garden views, while bedrooms three and four overlook the front, with bedroom four featuring a view of the original dovecote. The bathroom includes a three-piece suite, part-tiled surrounds, and a high-level Velux roof light.

Outside, the property is set on over 4 acres of idyllic land on the outskirts of the highly sought-after village of Boxford. The gated shingled driveway leads to the main residence, with additional acreage consisting of meadow grazing land, ponds, and a river setting. Outbuildings include a garage, former stables, and a spacious open-air entertainment barn.

Location: Boxford is a highly desirable village with a strong community spirit. It offers a range of shops and facilities, including pubs, a primary school, a doctor's surgery, and a butcher. Good bus services link to Sudbury (7 miles) and Ipswich (14 miles). The village is ideal for commuters, with Colchester Station (11 miles) providing access to London. Surrounded by attractive countryside, the nearby Stoke-by-Nayland club features two 18-hole golf courses and a health and fitness club with hotel facilities.





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**ENTRANCE DINING HALL**

19' 6" x 16' 1" (5.94m x 4.9m)

**DRAWING ROOM**

21' 7" x 16' 1" (6.58m x 4.9m)

**DINING ROOM/SNUG**

16' 2" x 11' 7" (4.93m x 3.53m)

**KITCHEN/BREAKFAST ROOM**

12' 6" x 10' 5" (3.81m x 3.18m)

**SECOND KITCHEN**

13' 4" x 6' 4" (4.06m x 1.93m)

**RECEPTION ROOM**

12' 1" x 13' 8" (3.68m x 4.17m)

**SECOND RECEPTION ROOM**

12' 8" x 8' 6" (3.86m x 2.59m)

**BEDROOM ONE**

21' 11" x 10' (6.68m x 3.05m)

**BEDROOM TWO**

21' 3" x 14' 8" (6.48m x 4.47m)

**BEDROOM THREE**

17' 7" x 13' 5" (5.36m x 4.09m)

**BEDROOM FOUR**

10' 7" x 8' 11" (3.23m x 2.72m)

**AGENTS NOTE**

**Council & Council Tax Band** – Band F - Babergh District Council

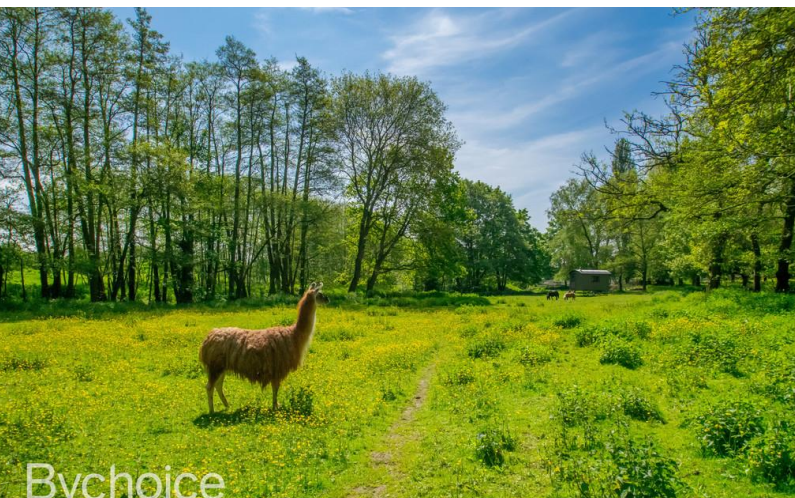
**Tenure** – Freehold

**Utilities** – Mains Water, Mains Electric, Mains Drainage, Oil Fired Central Heating

**Broadband** - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

**Mobile Coverage** - Voice & Data likely outside with EE, O2, Three & Vodafone. (Ofcom data)

**Rights Of Access** - We understand that there is a permissive footpath running alongside the field of the property.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. B2304



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