



**Pippettes Farm**  
**Boxford, Suffolk**

**DAVID  
BURR**







# Pippettes Farm, Stone Street, Boxford, Sudbury, Suffolk, CO10 5NR

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 primary 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 Liverpool Street (45/50mins).

A distinctive four bedroom detached mid-century modern chalet style property with adjacent two-bedroom detached annexe tucked away within the picturesque hamlet of Stone Street. Set amidst an array of period architecture within a picturesque street scene, a short walk to the centre of the thriving Suffolk village of Boxford. A rarely available, multi-dimensional market opportunity comprising a four-bedroom, two reception rooms principal residence affording a wealth of natural light with recently replaced aluminum double glazed windows and doors in addition to retaining a host of retained features including parquet flooring, original brickwork, an industrial/warehouse style stainless steel fitted kitchen and providing an unspoilt aspect across both front and rear elevations. Enhancing the principal residence is a detached two-bedroom high specification annexe set behind a timber clad exterior with multiple vaulted rooflines, air source heating system, aluminum framed double glazed windows and bi-folding doors, feature timber work and both ground and first floor bedroom accommodation. Further benefits to the property include a tandem double garage with inspection pit, ample private parking for approximately eight vehicles via a brick paved driveway and west facing gardens, with a total plot size of 2.5 acres.

## **A four-bedroom detached mid-century modern chalet style property enjoying an edge of village location with complementing high specification two-bedroom annexe, tandem double garage, private off-street parking for approximately eight vehicles and west facing gardens with a total plot size of approximately 2.5 acres.**

Panel glazed aluminium framed door opening to:

**ENTRANCE HALL: 5' 11" x 2' 9"** (1.82m x 0.84m) With parquet flooring throughout, original exposed brick work and panel glazed door opening to:

**SITTING ROOM: 17' 4" x 15' 3"** (5.29m x 4.67m) Affording a wealth of natural light from the west facing rear aspect enjoying a direct, open plan link with the dining room and kitchen/breakfast room. With recently installed panel glazed screen to front, aluminum framed double glazed casement window range to rear and door opening to the west facing rear terrace and established, well-screened gardens beyond. Parquet flooring and free-standing wood burning stove set on a tiled hearth. Staircase off with glass balustrade rising to first floor and opening to:

**DINING ROOM: 12' 0" (9' 0") x 11' 3"** (3.68m (narrowing to 2.76m) x 3.44m) Centrally positioned within the linear reception space across the rear of the property with aluminum framed casement window range to rear, affording a westerly aspect, parquet flooring and original brickwork. Peninsular unit with base level storage providing a partition with opening to:

**AGA KITCHEN/BREAKFAST ROOM: 15' 7" x 12' 0"** (4.75m x 3.68m) Fitted with an extensive range of stainless steel, industrial/ warehouse styled base units with surfaces above and further open fronted shelving units. Double stainless steel sink unit with mixer tap above, upstands and aspect across the front gardens. Multiple cooking sources are in the form of a three-door oil fired AGA and a four door stoves oven with five ring induction hob

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over and stoves extraction hood above. Space for a Smeg dishwasher, fitted stainless steel single sink with mixer tap above and a central island unit set on a matte finished floor with aluminum framed bi-folding doors set across the rear elevation. Range of LED spotlights.

**UTILITY ROOM: 11' 9" x 8' 5"** (3.60m x 2.58m) With tiled flooring throughout, space and plumbing for full height fridge and freezer in addition to panel glazed door to outside. Door to:

**PANTRY:** With extensive range of useful fitted shelving.

**HALL: 5' 9" x 4' 11"** (1.76m x 1.51m) With tiled flooring throughout and obscured panel glazed door providing direct access to the parking area.

**BEDROOM 3 (accessed via inner hall): 13' 6" x 10' 3"** (4.12m x 3.13m) Affording a wealth of natural light with window range to front and glass panelled screen to side, parquet flooring, original exposed woodwork, and an extensive range of floor to ceiling fitted wardrobe units.

**BEDROOM 4: 10' 4" x 9' 6"** (3.15m x 2.92m) With aluminium double glazed window range to front and double doors to full height fitted wardrobe. Parquet flooring throughout.

**GROUND FLOOR BATHROOM 1: 9' 0" x 5' 11"** (2.75m x 1.81m) Principally tiled and fitted with WC, ceramic wash hand basin within a floating gloss fronted unit with mirror fronted wall unit above. Fully tiled, separate screened shower unit with mounted shower attachment, wall mounted heated towel radiator and matte finished flooring throughout. Obscured glass aluminium framed casement window to side and door to store room with space and plumbing for washing machine and tumble dryer.

**GROUND FLOOR BATHROOM 2: 8' 11" x 5' 6"** (2.74m x 1.69m) Providing an additional bathroom to serve the ground floor bedrooms and fitted with ceramic WC, wash hand basin within a floating gloss fronted unit with tiling above and mirror fronted wall unit. Fully tiled bath with separately

screened shower area, wall mounted heated towel rail and obscured glass aluminium framed window to side.

## First Floor

**LANDING:** With hatch to loft, door to useful eaves storage space and recently renewed flooring.

**BEDROOM 1: 16' 1" x 12' 9"** (4.91m x 3.91m) A substantial principal bedroom suite with casement window range to front affording an elevated aspect with far reaching views across Stone Street with copse land beyond. Stripped matte finished flooring, door to eaves storage space and LED spotlights.

**BEDROOM 2: 12' 10" x 12' 10"** (3.92m x 3.92m) With casement window range to rear affording an outstanding aspect across the flourishing, un-overlooked west facing rear gardens. Matte finished flooring throughout and door to eaves storage space.

## Outside

The property is approached via a twin five bar gate with a brick paved driveway flanked by lawns with mature hedge line border to the front elevation, fledgling trees and providing both concrete hard standing and brick paved areas with space for approximately eight vehicles. Direct access is provided to the:

**TANDEM DOUBLE GARAGE: 31' 4" x 16' 0"** (9.57m x 4.89m) With traditional roller doors to front, light and power connected and inspection pit. Internal door opening to utility room and window to rear.

Positioned adjacent to the principal residence is the:

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## ANNEXE

Set on a brick base with timber clad exterior, external lighting and set beneath a reinforced steel roofline. A substantial two-bedroom detached with three panel bi-folding doors opening to:

**SITTING ROOM: 20' 4" x 16' 3"** (6.22m x 4.96m) Affording a triple aspect with aluminum framed double glazed casement window range to side, bi-folding doors to front, spiral staircase and set beneath a vaulted roofline with an array of industrial style exposed timber work. Matte flooring finished throughout and panel glazed door to outside. LED spotlights and opening to:

**KITCHEN/DINING ROOM: 29' 3" x 15' 10"** (8.92m x 4.85m) An outstanding open plan vaulted dining room with two sets of bi-folding doors opening to the side terrace with further bi-folding doors to rear opening to the gardens. Fitted with an extensive range of soft close gloss fronted base and wall units with preparation surfaces over and tiling above. Stainless steel Rangemaster sink unit with mixer tap above, separate filtered water tap and three ring Smeg induction hob with extraction above and base level Smeg oven. Full height fridge/freezer, extensive range of base level shelving and space and plumbing for washing machine/dryer. Range of LED spotlights, velux windows and matte flooring finish.

**BEDROOM 1: 12' 6" x 9' 8"** (3.82m x 2.96m) A versatile ground floor bedroom with corner wash hand basin with floating gloss fronted wall units below and tiling above. Window to rear and LED spotlights.

**SHOWER ROOM: 7' 0" x 5' 11"** (2.14m x 1.81m) Fitted with ceramic WC, wash hand basin within a floating gloss fronted unit, fully tiled separately screened shower unit with shower attachment and LED spotlights. Obscured glass window to rear.

## First Floor

**BEDROOM 2: 16' 3" x 15' 8"** (4.96m x 4.79m) A double bedroom accessed via a spiral staircase with industrial style exposed timber work, LED spotlights and velux window to side.

## Outside

The established gardens are one of the properties strongest attributes with a total plot size of 2.5 acres, the annexe benefitting from a private terrace with gated access to the parking area, flower beds to rear and framed by an apple tree border.

A walkway continues to the remaining gardens whereby a further selection of apple trees abuts the west facing rear terrace with densely planted shrubs, flowers, vegetable, and herb garden in addition to a cope of mature trees beyond. The lawns are interspersed by various walkways which on gentle gradient proceeds to a strategically planted lavender garden.

A wild meadow is positioned beyond with further fledgling trees and established hedge and tree line border enveloping the grounds. Gated access to the peak of the gardens open to a further apex of the plot whereby a range of silver birch trees are planted.

**AGENTS NOTES:** A public footpath is situated to the southern fringe of the boundary. This is not visible from the gardens or property. Please contact David Burr Leavenheath Ltd for further details.

**SERVICES:** Mains water and electricity are connected. Oil fired boiler to the principal residence and Air Source Heat Pump to the annexe. Mains drainage.

**NOTE:** None of these services have been tested by the agent.

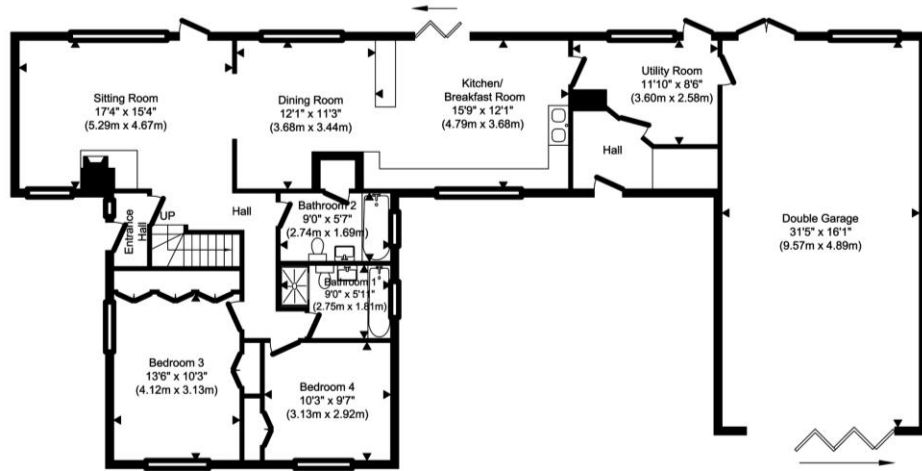
**EPC RATING:** TBC. A copy of the energy performance certificate is available on request.

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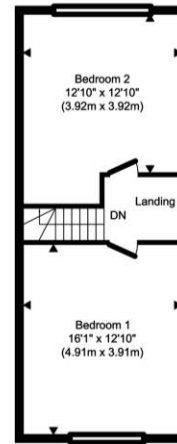
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

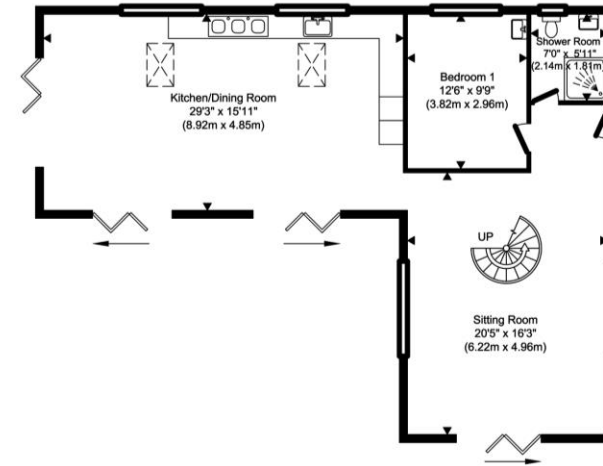
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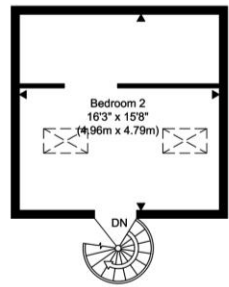
Ground Floor  
Approximate Floor Area  
1690.25 sq. ft.  
(157.03 sq. m)



First Floor  
Approximate Floor Area  
438.73 sq. ft.  
(40.76 sq. m)



Annex Ground Floor  
Approximate Floor Area  
1026.12 sq. ft.  
(95.33 sq. m)



Annex First Floor  
Approximate Floor Area  
258.87 sq. ft.  
(24.05 sq. m)

**TOTAL APPROX. FLOOR AREA 3413.98 SQ.FT. (317.17 SQ.M.)**

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