



**Water Hall,
Boxted, Suffolk**

**DAVID
BURR**



WATER HALL, BOXTED, BURY ST EDMUNDS, SUFFOLK, IP29 4JT

Boxted is an attractive rural hamlet with fine parish church. The nearby village of Hartest (1 mile) provides a school, pub and butchers. The market town of Sudbury (6 miles) with its comprehensive facilities and commuter rail link to London Liverpool Street lies about (8 miles) south, whilst the cathedral town of Bury St Edmunds with its extensive range of amenities lies about (10 miles) north.

A charming detached thatched cottage situated in an idyllic rural location which forms part of the Boxted Hall estate. The property has undergone refurbishment in order to provide spacious accommodation which includes two reception rooms, a kitchen/breakfast room, ground floor bedroom and en-suite cloakroom. Upstairs are three further double bedrooms and two bathrooms. There is the additional benefit of extensive parking and attractive gardens.

A charming detached thatched cottage in a beautiful rural setting.

Front door leading to:-

ENTRANCE HALL: With exposed timbers, space for coats and shoes and understairs storage cupboard off.

SITTING ROOM: With exposed brick fireplace, exposed timbers throughout and triple aspect outlook over the property's gardens.

DINING ROOM: With exposed timbers and a superb inglenook fireplace with oak bressumer beam, mellow red brick surround and a brick hearth. Exposed timbers throughout.

KITCHEN/BREAKFAST ROOM: A newly installed Howdens kitchen with space for various appliances. Thumb latch door leading to:-

Rear Hall: With door leading to outside.

GROUND FLOOR BEDROOM: A versatile room which could be utilised as a further reception room or as a ground floor bedroom with the benefit of a:-

EN-SUITE CLOAKROOM: With WC, wash hand basin and storage cupboard off.

First Floor

LANDING: With airing cupboard off and doors leading to:-

BEDROOM 1: With tall ceilings, exposed timbers and a pretty outlook over the gardens.

BEDROOM 2: A dual aspect bedroom with attractive views and a range of fitted wardrobes.

Inner Hall: With fitted storage cupboards off and doors leading to:-

BEDROOM 3: A further double bedroom with fitted storage and exposed timbers.

BATHROOM: Containing a bath, WC and pedestal wash hand basin as well as a heated towel rail.

BATHROOM: Containing a bath with mixer tap and shower attachment over, WC, wash hand basin and a heated towel rail. Exposed timbers.

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Outside

Behind a timber five-bar gate is a private driveway which provides extensive **OFF-ROAD PARKING** for numerous vehicles and leads onto a range of **OUTBUILDINGS** suitable for storage which are in various states of repair and for use at the tenant's own risk. Attractive gardens surround the property with areas of lawn, mature trees and an open boundary with the neighbouring meadow (available via separate negotiation).

SERVICES: Main water. Private drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

Potential tenants should be aware that the property suffered from surface water flooding in 2023.

EPC RATING: Exempt – Listed

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC

PRICE: £1600 pcm

DEPOSIT: £1846.15

TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

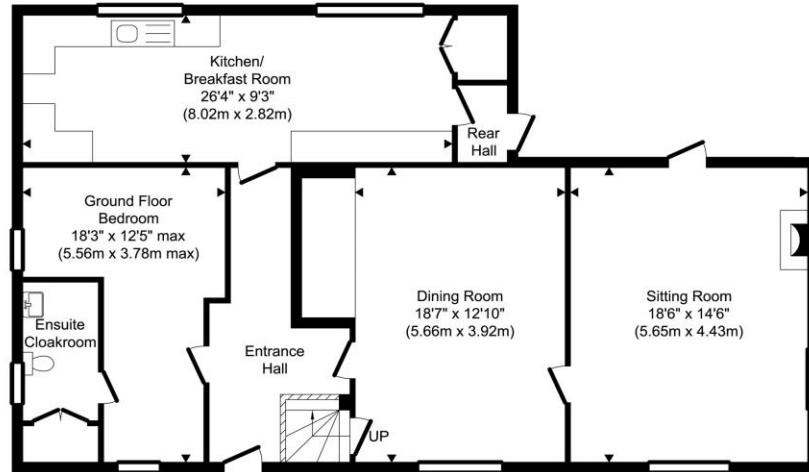
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: instilled.romantics.blip

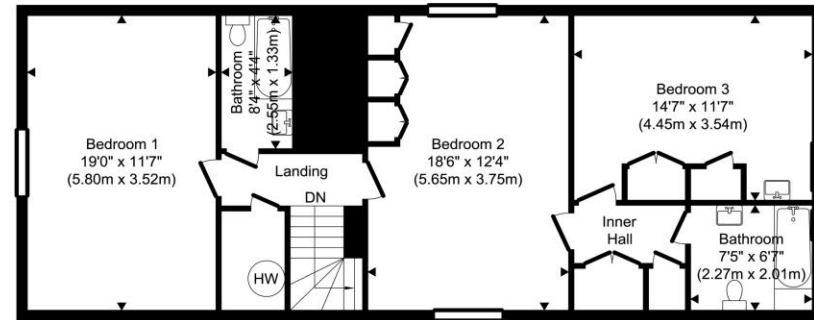
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1175.95 sq. ft.
(109.25 sq. m)



First Floor
Approximate Floor Area
891.46 sq. ft.
(82.82 sq. m)

TOTAL APPROX. FLOOR AREA 2067.42 SQ.FT. (192.07 SQ.M.)

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