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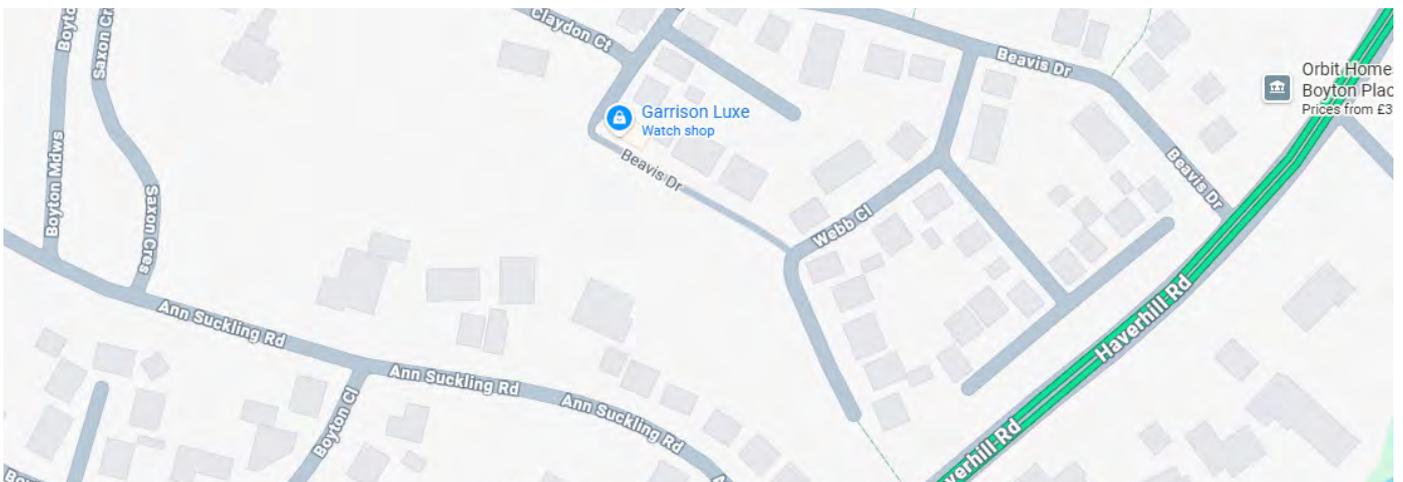


Boyton Hall, Little Wratting, Suffolk

Boyton Hall

Anne Sucklings Lane, Little Wratting, Suffolk

A renovator's dream, this substantial 3,764 sq.ft Edwardian detached property is situated within approximately 4,116m² grounds and further benefits include a double garage and outbuildings, situated in a tucked away quiet location. Whilst the property is in need of complete internal and external renovation, it is believed that the structure of the property is sound.



- Substantial 3,764 sq.m Edwardian detached property
- Double garage and outbuildings
- Quiet tucked away location
- Renovation required, both externally and internally
- In grounds of approximately 4,116m²
- Planning potential
- Edge of village location

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INTERIOR

ENTRANCE into a stunning HALLWAY with a quarry tiled floor and staircase leading to the first floor, doors leading to CLOAKROOM with WC and wash hand basin. DRAWING ROOM a generous reception room with sliding sash windows and open fireplace with a slate hearth, wooden mantel, high ceilings with picture rails, decorative cornicing and ceiling roses. DINING ROOM with bay window and sliding sash windows, open fireplace with slate hearth and wooden mantel, high ceilings with picture rails, decorative cornicing and ceiling roses. An opening leads through to the KITCHEN comprehensively fitted with a range of wall and base units under worktop with stainless steel sink inset, space and plumbing for an electric cooker and dishwasher. A door leads through to the UTILITY ROOM with storage, space and plumbing for a washing machine and tumble drier. CELLAR/SNUG/MORNING ROOM with door leading to the rear terrace, sliding sash window and an open fireplace with wooden mantel. To the rear, the property enjoys a further living space with French and personal doors leading outside.

FIRST FLOOR

A generous split-level landing with staircase to the Second Floor and rooms off. Within the lower landing is an OFFICE/FIFTH BEDROOM and located on the main landing are FOUR further BEDROOMS, two bedrooms have En-Suite bathrooms, whilst Bedroom 2 and 3 enjoy fireplaces. FAMILY BATHROOM with panelled bath with shower over, WC, pedestal sink unit and storage cupboards built into the recess.

SECOND FLOOR

With a further landing area and fireplace providing access to THREE further attic BEDROOMS with limited ceiling height and a BATHROOM.



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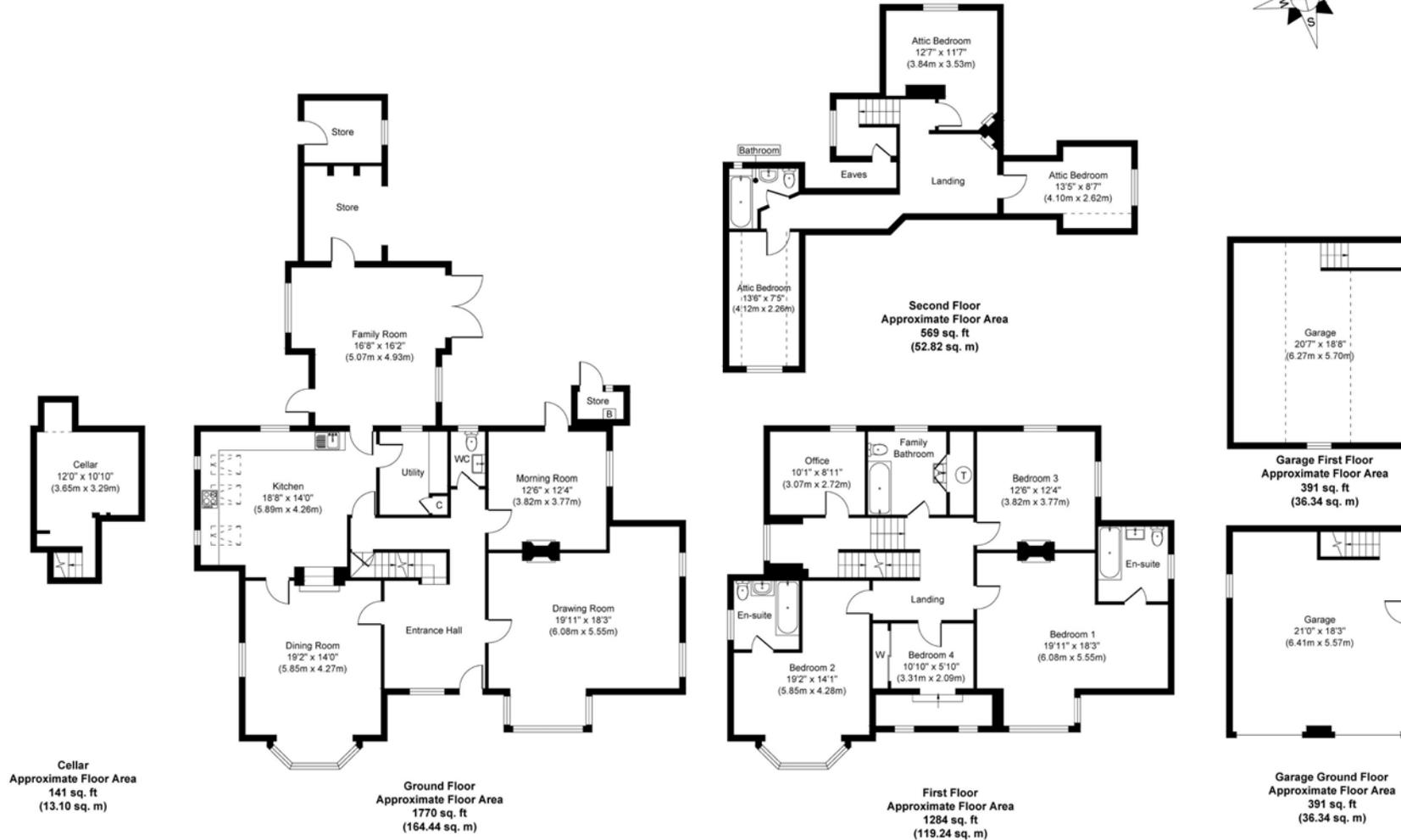
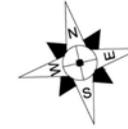
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EXTERIOR

The property is approached via a private gravel driveway providing parking and turning for multiple vehicles, in turn leading to the DOUBLE GARAGE with overhead storage. The property enjoys circa. 4,116m² acre grounds made up of areas of traditional lawn with privacy screen hedge lines and to the foot of the garden a large wooded area. AGENT'S NOTE: Potential buyers will need to install boundary fencing, although the boundaries have been marked on site.



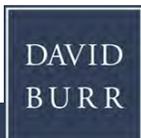
Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Little Wrattling, Suffolk

Little Wrattling is situated approximately 1 mile from the popular village of Kedington, which has a number of facilities including shops, pubs and a school. Kedington is located approximately 4 miles to the west of Clare and has easy access to Cambridge (20 miles), Stansted Airport (20 miles) and Bury St Edmunds (17 miles). Further amenities including supermarkets, shops, restaurants and cinema are available locally in Haverhill.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,738.33 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom). Broadband: Yes. Speed up to 53 mpbs download, up to 9 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to relating to the internet or telephone services by visiting <https://checker.ofcom.org.uk>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: The current owner has sub-divided the plot with the intention of applying for planning permission. Indicative plans have been drawn but planning as yet has not been applied for. Check with the agent for updates on the status of planning.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None known.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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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