



EH

EXQUISITE
HOME

“A superior individual new home perfectly placed on a generous plot in a delightful country location offering wonderful views.”





Standing in one of the three hamlets close to a popular village is this stunning one off, handsome detached house. A large plot of nearly half an acre, overlooking the most beautiful open countryside. The owner of the land, who moved here in 1973, has built a wonderful, architect designed, brand new property, built to the highest of current standards. It has been built using local craftspeople, some second and third generation businesses. Using the best premium materials and a design to blend in and compliment the beautiful landscape and the Suffolk countryside, in which it sits. The house is arranged over two storeys in an L-shape. Each room has wonderful views of the gardens. The garden, mainly landscaped to lawns, bordered by post and rail fencing and hedging, it really is a blank canvas ready for individuality and for the owner to create a bespoke garden of flowerbeds, trees, vegetable garden and build play equipment. The house is heated by the very latest air source heat pump and insulated to a very high standard. The house is wired for networking and TV aerials.

The front door leads into a light filled hall with Oak capped painted balustrade and a useful understairs cupboard. A pair of double-glazed doors lead into the stunning dual aspect sitting room with bifold doors to a terrace, bringing the outside in. The focal point of the room is a brick fireplace with Oak bressummer beam which gives a cosy feel to the room. This is the perfect family space, ideal for reading, relaxing, watching TV or playing games, all the while enjoying the magnificent views through the windows. The smart cloakroom opens off the hallway and the beautifully designed kitchen/dining/family room is at the rear of the house looking out over the open countryside and garden. Here too there are bifold doors, maximising the light, leading to another terrace. The Shaker kitchen cabinets are painted in pebble grey and the sparkling worktops are crafted from grey mirror chip quartz. There is an island housing the electric induction hob and integrated extractor. With on-trend pendant lighting, seating, and an integrated refuse system. The kitchen has been thoughtfully designed to unite practicality with style and beauty and this it certainly does. With two integrated electric ovens, one combi with a microwave and grill, one larger and fan assisted, an integrated full height fridge/freezer, dishwasher and full height larder cupboards. This is a stunning kitchen, ideal for keen cooks, painted in a neutral palette, it has a striking teal feature wall which really brings the room to life. This is a space where the whole family can be together, cooking, eating, chatting, doing homework or simply enjoying each other's company. There is a large area for a dining table and chairs and sofas, how better than to enjoy the unparalleled views over your garden and the South Suffolk countryside. There is a useful adjoining utility room with second sink with space and plumbing for washing machine and tumble dryer. A good-sized study opens off the hallway, which could easily be used as a fifth bedroom, snug or TV room. Equally, it would also make the perfect home office. The integrated double garage has power and light, the garage doors are remotely controlled. The garage could easily be enhanced with a workbench and tool storage to make a useful workshop.



A Stunning Contemporary Space



“The property has been built with an eye to space, light and versatility...”





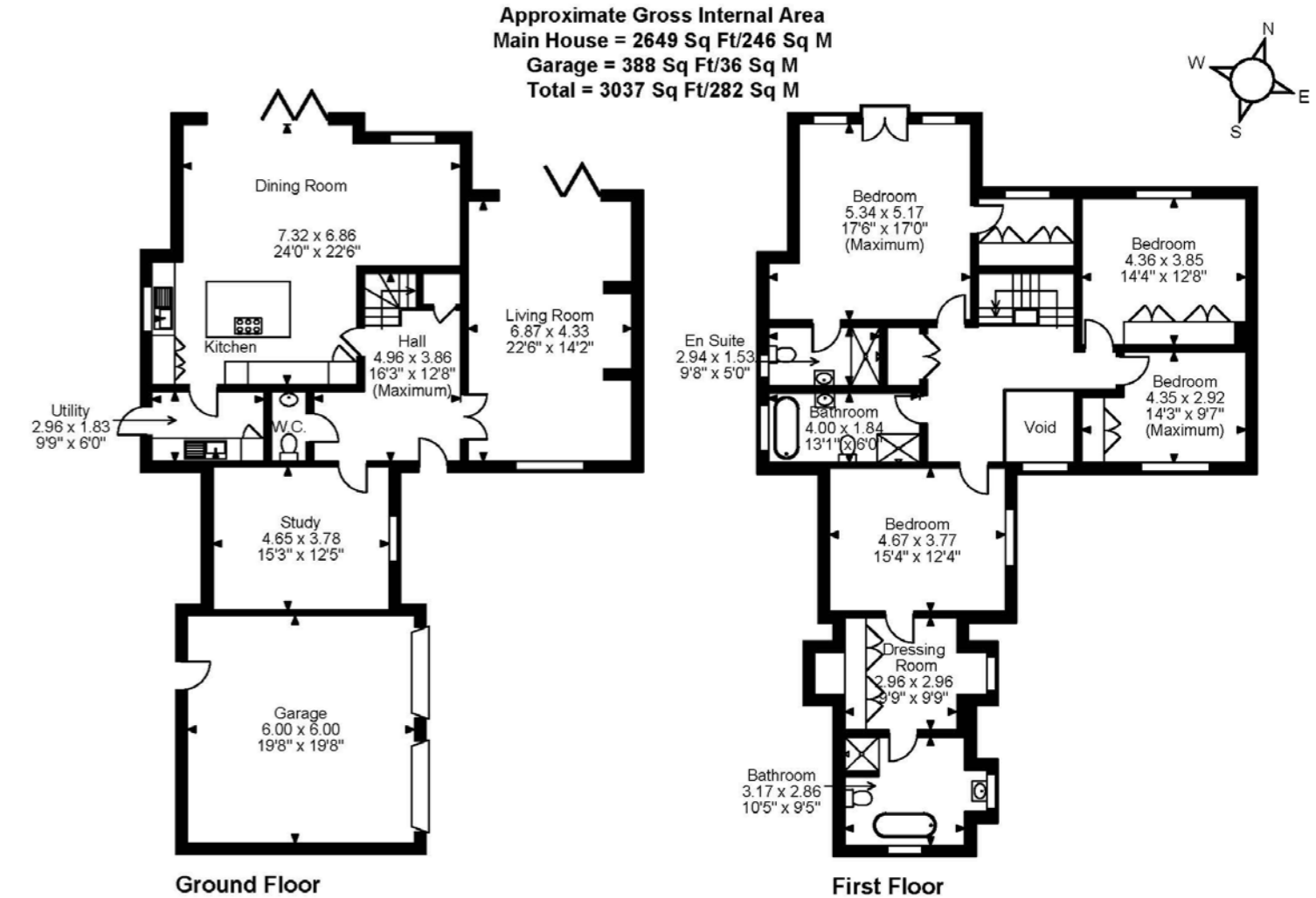
When a house is situated a stone's throw from an Area of Outstanding Natural Beauty (AONB), it makes sense to give it large windows which frame the stunning views and this is exactly what the owner has done. The generous landing with storage, has enough room for an armchair, or even a small desk and chair. On this floor, there are not one but two bedroom suites, both with outstanding views. The principal suite, to the rear of the house, has a large bedroom which benefits from a Juliet balcony with incredible views across the countryside through the full height windows which makes the room feel very light and airy. Painted in a pale palette with a teal feature wall, it also has a fully fitted dressing room incorporating two double cupboards and enough room for a chest of drawers, plus a three-piece ensuite bathroom. The bathroom is finished with premium tiles and has a quartz worktop and underslung basin. There are two further bedrooms, both with fitted double wardrobes with great views.

Suite number two also has a large bedroom, a fully fitted dressing room and a four-piece ensuite bathroom. The blue cast iron roll top, claw foot, freestanding bath is fitted with a mixer tap. There is also a countertop basin and a walk-in shower. The walls are covered in elegant blue subway tiles. All the tiles have been supplied by Bromley and Fitch in Hadleigh, baths from Aston Matthews in London and all other bathroom ware from Roper Rhodes of Bristol. The beautifully designed family bathroom completes the accommodation on this floor with its cast iron roll top, claw foot, freestanding cherry red bath as well as a generous walk-in shower and modern sanitary ware. The walls are painted in a neutral palette and tiled with mink palm leaf pattern detail. Each room has been carefully designed with plenty of sockets and a master switch so that downlighters, uplighters and table lamps can be turned on and off and dimmed easily.

LOCATION

The countryside of South Suffolk is largely composed of open pasture and woodland. The house sits on the edge of the Dedham Vale AONB. Dotted with pretty villages and with the A12/A14 and A134/A131 running through it, it is well connected yet peaceful and rural. Boxford, is a large village roughly equidistant between Sudbury and Hadleigh and became wealthy from the wool trade in the Middle Ages, as did neighbouring Clare, Lavenham and Long Melford. Well served for a relatively small community, it has two pubs, a primary school, a doctor's surgery, a garage, butchers' shop, café, a village store, post office and a Grade I listed parish church thought to date back to the fifteenth century. There is also a village hall, playing fields, a village green and a Scout's Spinney. The River Box loops around the north of the village. Trains run from nearby Sudbury to Marks Tey and thence Intercity to London Liverpool Street. In 2022, Boxford was named as one of the best places to live in the East of England by the Sunday Times. With Boxford village just a short walk away, the lovely market town of Hadleigh five miles to the northeast and bustling Sudbury six and a half miles to the west, schools, cafes, shops, pubs, restaurants and leisure facilities are all on the doorstep. Ipswich is fifteen miles away and Colchester thirteen. The house is also on a bus route for Sudbury, Hadleigh and beyond and for many of the Ipswich Schools, Colleges and Suffolk University.

This stunning home, beautifully appointed, built by local craftspeople, with passion from the owner, is the perfect modern family home in a perfect rural setting.



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