

EH

EXQUISITE
HOME



UNDER SUFFOLK SKIES

“With its charming rural location, wonderful walks, excellent transport links and good position in the south of the county, it is a mecca for families and commuters alike.”





A Warm Welcome...

In a small, peaceful court off the main road running north out of the village, and close to Boxford Cricket Club and the playing fields is this immaculate barn-style house arranged over three storeys. Built in the nineteen eighties, it was originally constructed as office accommodation. The present owners bought it in 2018, having fallen in love with its potential at once. They worked extremely hard to convert it from commercial premises into a warm, inviting, well laid out family home and the results are quite remarkable. There is parking for around five cars to the front and to the back of the house is open countryside with the pretty River Box meandering through it. The double front doors open into an impressive entrance hallway simply flooded with natural light. Floored with tiles in York Stone, there is more than enough room for furniture and storage and this space is the perfect way to begin the exploration of this truly delightful home. To the right, the open plan staircase with one wall of exposed brickwork curves enticingly up to the first floor. The rest of the house is floored in solid oak, beginning with the inner hall which opens off the back of the entrance hallway and has a small cupboard for coats and a compact office space. There is a sleek, elegant downstairs cloakroom with a counter top basin and storage, and to the left is the utility room with plumbing for a washing machine and tumble dryer, sink and extra storage.

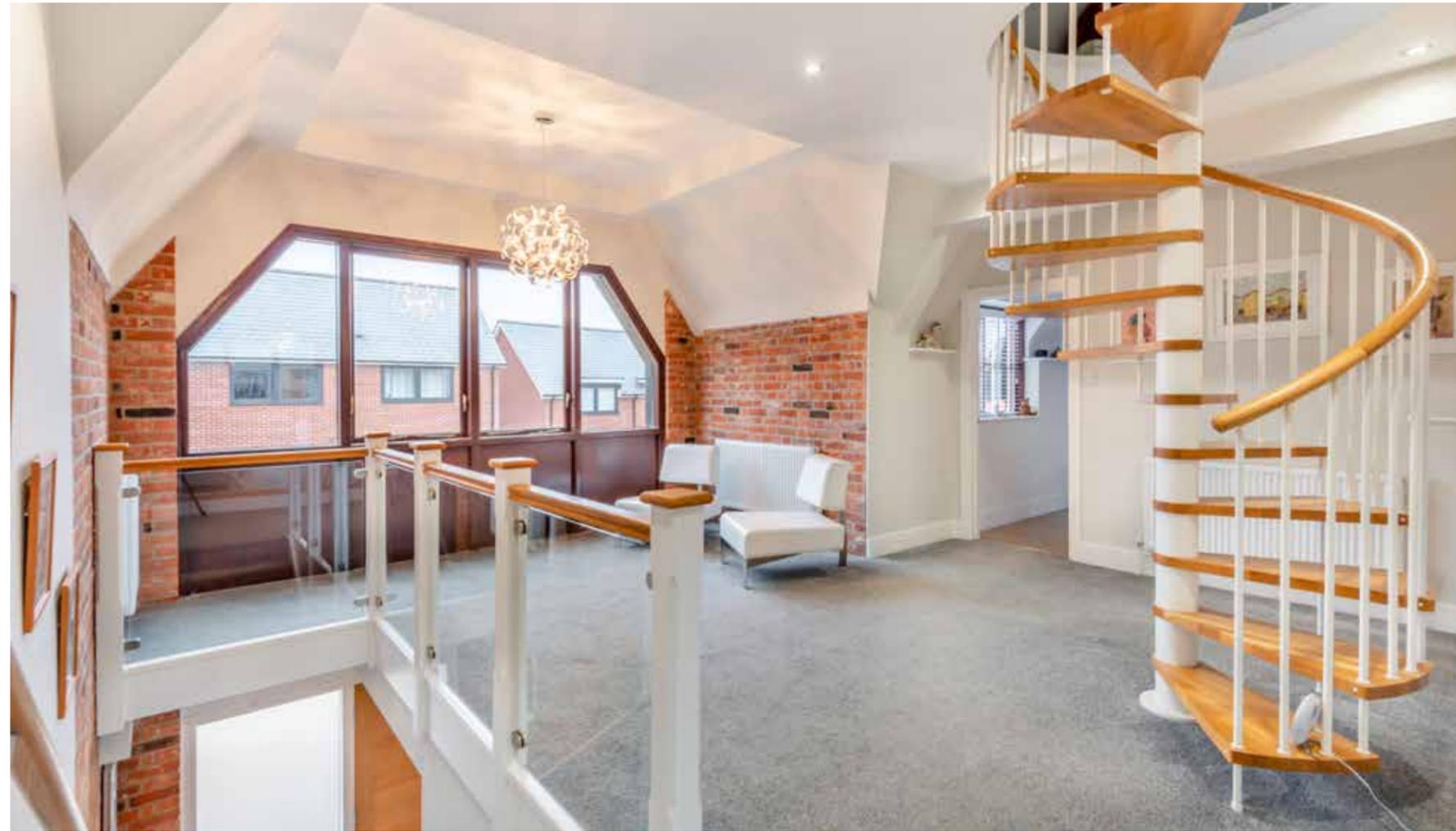
To the right is the beautiful light filled quadruple aspect open plan kitchen/dining room. The kitchen, with its wooden floor, dark grey cabinets, solid wood worktops, island with induction hob, extractor hood and seating, double integrated electric ovens, integrated dishwasher and fridge/freezer and generous storage is a cook's dream with plenty of space for preparation, storage and socialising. Over the years, the owners have hosted several family Christmases and the kitchen/dining room is the ideal space for chatting and socialising. The owners spend most of their time in this lovely part of the house. Next door is the plant room with its fitted cupboards and bifold doors on to the garden where all the utilities such as the boiler and water softener can be found. On the left of the house is the delightful front room with its dark grey walls, brick fireplace with bressumer beam and wood burner and natural sunlight streaming in through the four windows. The family often use this for movie nights and when entertaining, or on cold winter nights, it is the ideal space to curl up by the fire and enjoy a good book, a board game or a glass of wine. Next door is the old car port which the owners have converted into a useful wood shed and storage area.



A Stunning Space



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



The staircase opens out on to a very generous landing with more than enough room for furniture, light and inviting, it has a wooden spiral staircase winding up to the second floor from this space. Glass panels on the first floor landing add to the sense of open plan living. To the left is a large bedroom with a smart en suite shower room tiled in glossy white subway tiles, ideal for guest accommodation. Next door is a small double bedroom with a skylight and cupboard, which would make the perfect child's room or nursery. The stunning three piece family bathroom benefits from a large freestanding oval bath with floor mounted shower attachment. With porcelain floor tiles, two skylights and a heated chrome towel rail, it is a sleek and contemporary space ideal for a long, restorative soak. There is a single bedroom which would make the ideal playroom or hobby room. The principal suite is to the right of the house with a generous, bedroom, a dressing room and a crisp and elegant en suite shower room. Beautifully laid out and decorated as are all the rooms in this house, it is an inviting and generous space. The spiral staircase winds up to the second floor, floored completely in wood. A smart bedroom painted in grey and white and flooded with light gives extra accommodation and next door is a store with plenty of eaves storage.

LOCATION

The rear garden has a patio and seating area, ideal for parties, barbecues and al fresco dining. Shallow steps lead up to the lawn area where there is a large shed and some well-established trees and shrubs. This is a blank canvas with the potential to plant flowerbeds and bushes and with enough room for children's play equipment.

The countryside of South Suffolk is largely composed of open pasture and woodland, enjoying an enviable location on the edge of the Dedham Vale AONB. Dotted with pretty villages and with the A14 and A134/A131 running through it, it is well connected yet peaceful and rural. Boxford, a large village roughly equidistant between Sudbury and Hadleigh, became wealthy from wool in the Middle Ages, as did its better-known neighbours, Clare, Lavenham and Long Melford. Well served for a relatively small village, it has two pubs, a primary school, a doctor's surgery, a garage, butchers shop, café, a village stores, Post Office and a Grade I listed parish church thought to date back to the fifteenth century. There is also a village hall and two large village greens. Trains run from nearby Sudbury to Marks Tey and thence to London Liverpool Street. In 2022, Boxford was named as one of the best places to live in the East by the Sunday Times.



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