



GREEN FARM

White Street Green | Suffolk



Chapman Stickels





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A CHARMING PERIOD FARMHOUSE ABUTTING A QUAIN T VILLAGE GREEN
TOGETHER WITH OUTBUILDINGS AND GROUNDS OF ABOUT 1.4 ACRES

- Entrance hall • Sitting room • Kitchen / breakfast room • Utility / boot room •
 - Rear lobby • Inner hall • Shower room • Snug • Ground floor bedroom •
- Ensuite cloakroom • Landing • 3 further double bedrooms • Ensuite bathroom •
 - Walled front gardens with dining terrace •
- Two detached double garages with workshop area • Gardens • Grazing paddock •
 - In all, 1.4 acres •

Boxford - 3 miles / Colchester Station - 12 miles / Sudbury - 7 miles





The Property

Green Farm is an attractive Grade II Listed house which occupies a prominent position overlooking the village green. The original part of the house probably dates from the 17th century, with a later rear addition which is likely to be 19th century. The main part of the house provides numerous period features, which includes many exposed beams and studwork on both floors, an impressive inglenook fireplace to the main sitting room, and brick flooring to much of the ground floor. Beyond the inner hall is a further front reception room with an adjoining shower room to the rear. The far eastern end of the house provides a ground floor double bedroom which is served by an ensuite cloakroom.

The rear single storey part comprises the kitchen / breakfast room with vaulted ceiling, granite work surfaces with twin butlers sink, hardwood base and eye level units and an oil-fired AGA set in a central mock fireplace. Further appliances include dishwasher, 4 ring hob and a full-height cupboard to one corner. The adjacent utility room provides additional worksurfaces and storage units, a Megaflo water cylinder, plumbing for washing machine, water softener, and an oil-fired boiler.

Accessed via a spacious rear landing, the first floor provides three additional double bedrooms which all enjoy views over the village green. Bedroom one is particularly spacious, spanning the full width of the house, as does its ensuite bathroom which is tastefully fitted with oak flooring, roll-top bath and a shower cubicle to one end. Bedrooms two and three are served by a family bathroom which is fitted with oak flooring, a further white suite and a heated towel rail.

The house is set on a corner plot where the part walled front lawn abuts the village green to the south. To the west is a raised dining terrace which is defined by a further redbrick wall, with steps leading down to a gravelled driveway which provides ample parking and gated access onto Calais Street.

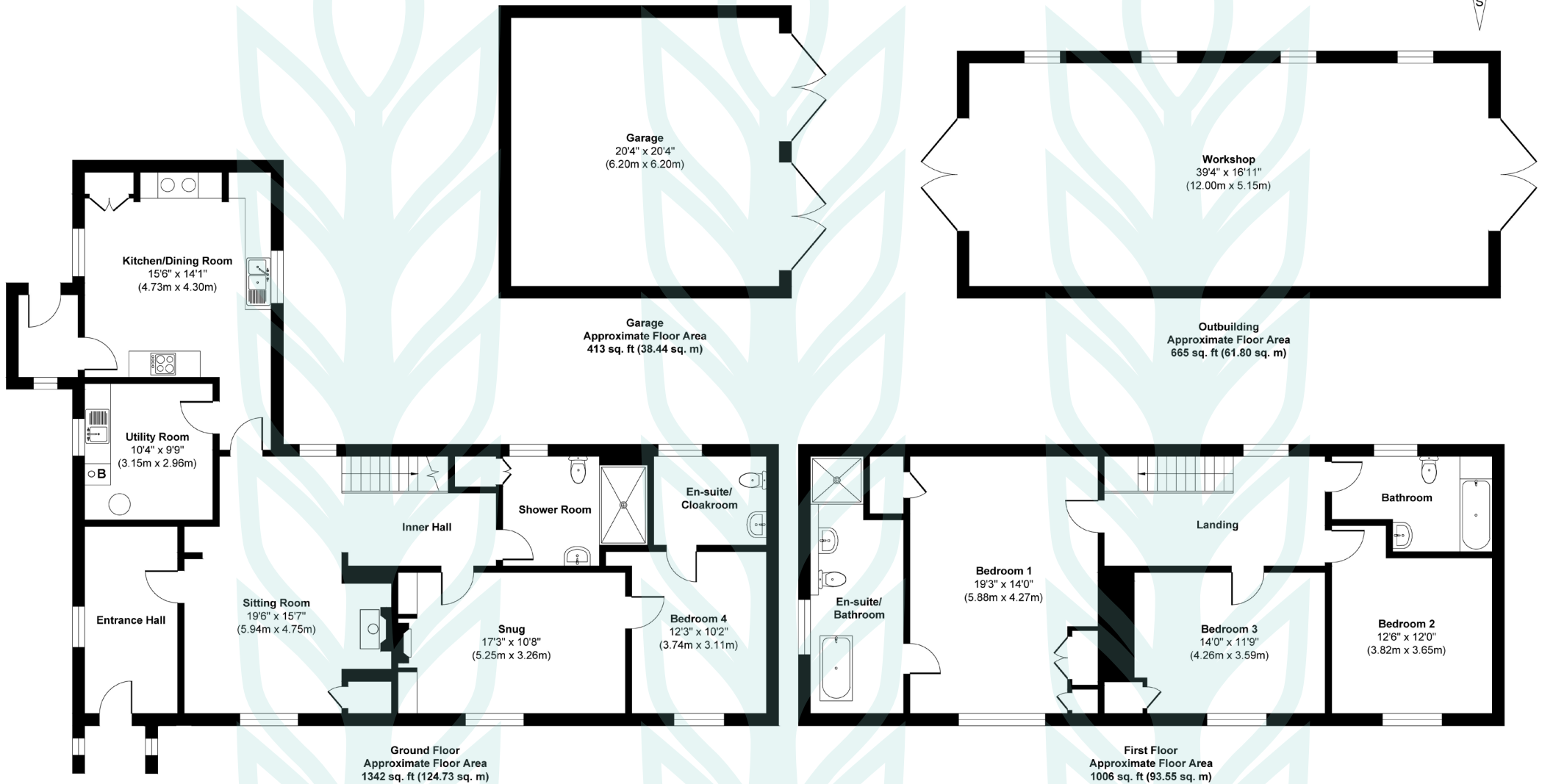
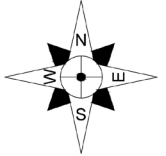
Outbuildings include a detached double garage with workshop area, with twin timber doors to both ends, and power and lighting is connected. Set on raised ground, a further detached garage is beyond, which also provides power and lighting.

The majority of the property's amenity land is located to the west, where the driveway leads onto a grazing paddock which amounts to about one acre. The boundaries are defined by timber post and rail fencing with farmland beyond on two sides.





Green Farm, White Street Green, Boxford, Sudbury, Suffolk CO10 5JL



Approx. Gross Internal Floor Area Main House = 2350 sq. ft / 218.29 sq. m

Outbuilding/Garage = 1079 sq. ft / 100.24 sq. m

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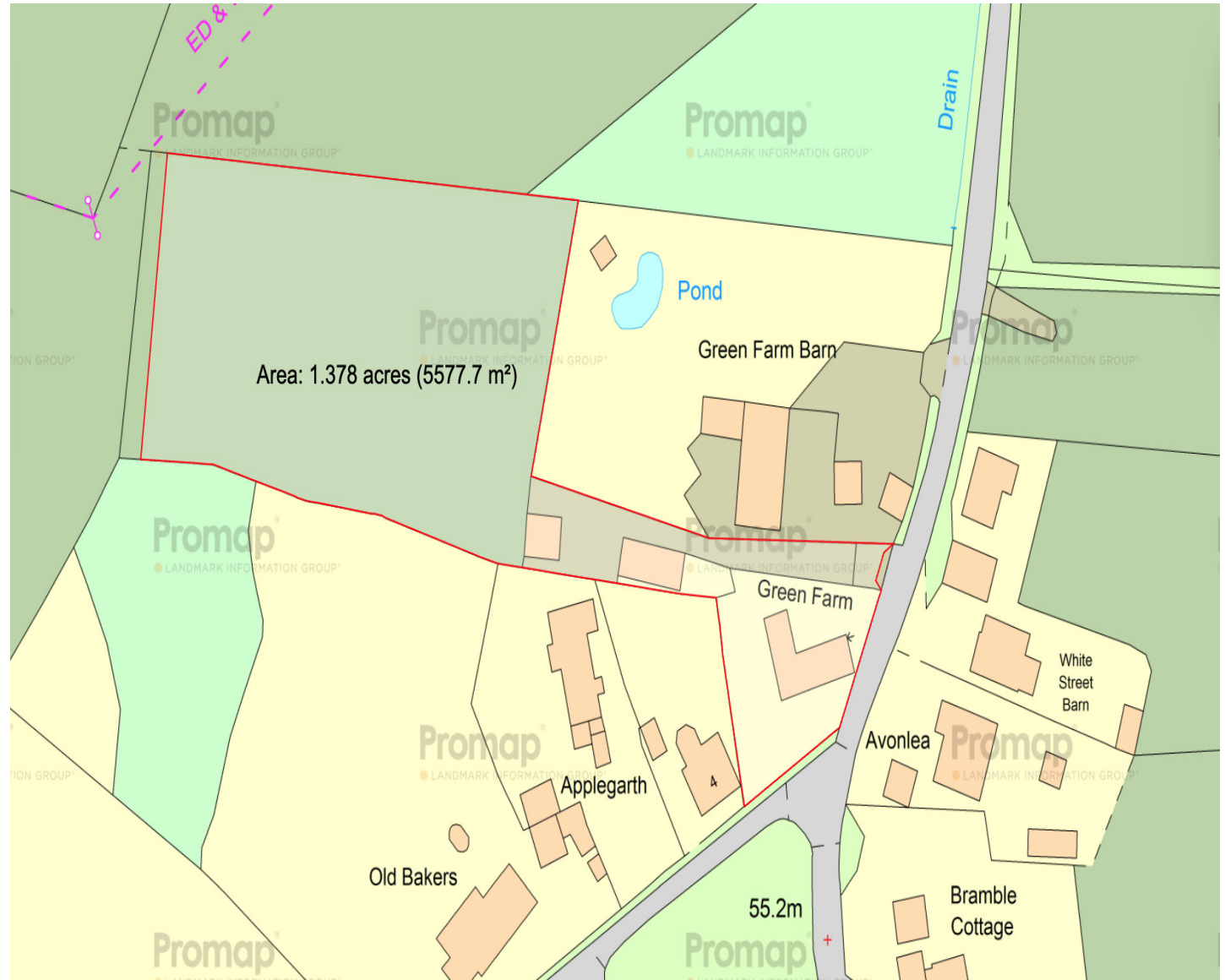
Location

White Street Green is a picturesque hamlet situated between the highly sought after villages of Boxford and Polstead. Boxford, which is some 3 miles away, is well served by local amenities including shops, pubs and a well-regarded primary school. More extensive shopping facilities are available at Hadleigh and Sudbury.

Services

Mains water, electricity and drainage are connected. Oil-fired heating.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band F (2024)



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