



INKWELL COTTAGE

Boxford



Suffolk



Chapman Sticks

INKWELL COTTAGE, 27B SWAN STREET, BOXFORD, SUFFOLK, CO10 5NZ

A CHARMING TWO BEDROOM COTTAGE IN THE HEART OF
BOXFORD WITH PARKING AND GARDEN

Hadleigh - 5 miles
Sudbury - 6 miles
Colchester - 11 miles

-
- Sitting room ● Kitchen / dining room ● Two bedrooms ●
● Bathroom ● Garden ● Parking ●





The Property

Inkwell Cottage is a charming period cottage conveniently located in the heart of the pretty Suffolk village of Boxford, and has been refurbished over recent years to include new electric heaters, updated kitchen, part double glazing and a wood burner. The cottage offers a welcoming sitting room with a large secondary glazed window filling the room with natural light. Within the sitting room, there are various built in storage cupboards available, and an attractive, recently installed wood burner. An archway leads through to the kitchen / dining room providing double doors onto the fully enclosed rear garden. The modern kitchen comprises ample eye and base level units with integrated dishwasher and cooker and provides a discreet utility cupboard for a washing machine and tumble dryer.



On the first floor a landing space leads to two bedrooms, a fully tiled bathroom, and an airing cupboard.

Outside, to the rear of the property lies an attractive fully enclosed garden with sun terrace, and off road parking for one vehicle.

Agents Note

We understand that Inkwell Cottage enjoys a pedestrian right of access across the neighbouring rear garden.

Services

Mains electricity, water, and drainage. Electric heating.



Local Authority and Council Tax

Babergh & Mid Suffolk District Council.
Band B.

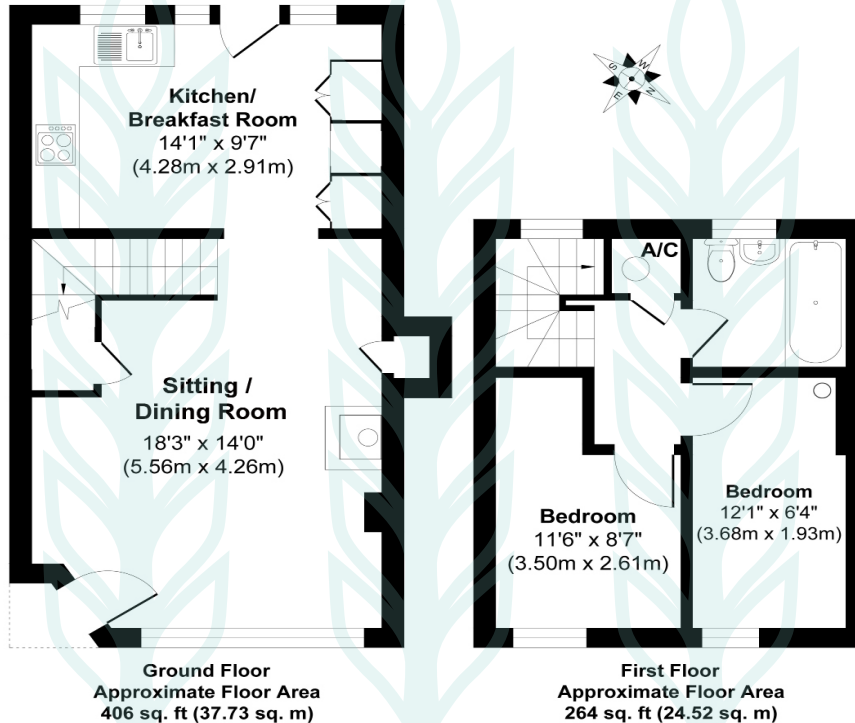
EPC Rating

Current F(32). Potential B(90).

Location

Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, Doctor's Surgery, pub, and primary school. The 36-hole Stoke by Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke-by-Nayland.

27b Swan Street, Boxford, CO10 5NZ



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to visit our website



rightmove

PrimeLocation.com

OnTheMarket.com

Zoopla



IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.