



1 BOXFORD LANE

Boxford | Suffolk



Chapman Stickels

1 BOXFORD LANE BOXFORD, SUFFOLK CO10 5JU

Boxford Village Centre - 0.3 miles

Sudbury - 6.2 miles

Colchester North Station - 11 miles

- Reception hall • Dining / sitting room • Kitchen •
 - Utility room • Three double bedrooms •
- First floor study • Bathroom • Shower room • W/C •
 - Boot room • Workshop • Double cart lodge •
 - Summer house • Off-road parking •

The Property

Built in 1936, 1 Boxford Lane is a substantial detached bungalow that has been significantly extended and modified, providing an individual family home which has much appeal.

Most of the improvements were commissioned by the current owners in 2014, which includes a substantial rear extension which forms the entire sitting room, with wood burner and full height sliding doors leading onto the main garden. At the same time, the boot room was added, linking to a former garage which is now a substantial workshop. Three skylights were placed in the central part of the main roof, which provides much natural light to the central dining room and the kitchen / breakfast room. The latter is comprehensively fitted with hardwood work tops, numerous oak units and integral appliances which includes a Rangemaster cooker. A central kitchen 'island' of black granite provides further storage via additional base units of oak. The adjacent utility room provides further extensive storage via additional hardwood worksurfaces and oak units, with dishwasher and oil-fired boiler.

The three double bedrooms are to one side of the bungalow which are all served by a modernised shower room and an additional bathroom. The inner hall gives access to the front roof void, which is currently used as a study with seating areas.

A SUBSTANTIAL DETACHED BUNGALOW OCCUPYING AN ELEVATED 0.26-ACRE PLOT WITH FAR-REACHING VIEWS OVER THE VILLAGE



Outside, ample off-road parking is to the front which leads to an attached double cart lodge garage which was also built by the existing owners in 2016. The main private garden is to the rear, which consists of an area of extensive decking with steps leading onto an area of lawn. Set on a paved plinth to one corner is a summer house / studio which has power and heating. The entire garden enjoys views over the roof tops of Boxford, with Groton village as a rural backdrop. In all, the property covers some 0.26 acres.

Location

Located some 0.3 miles to the south of the village centre, Boxford is a very popular village, offering a wide range of amenities including local shops and post office, doctor's surgery, two pubs, 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.

Services

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

Local Authority and Council Tax

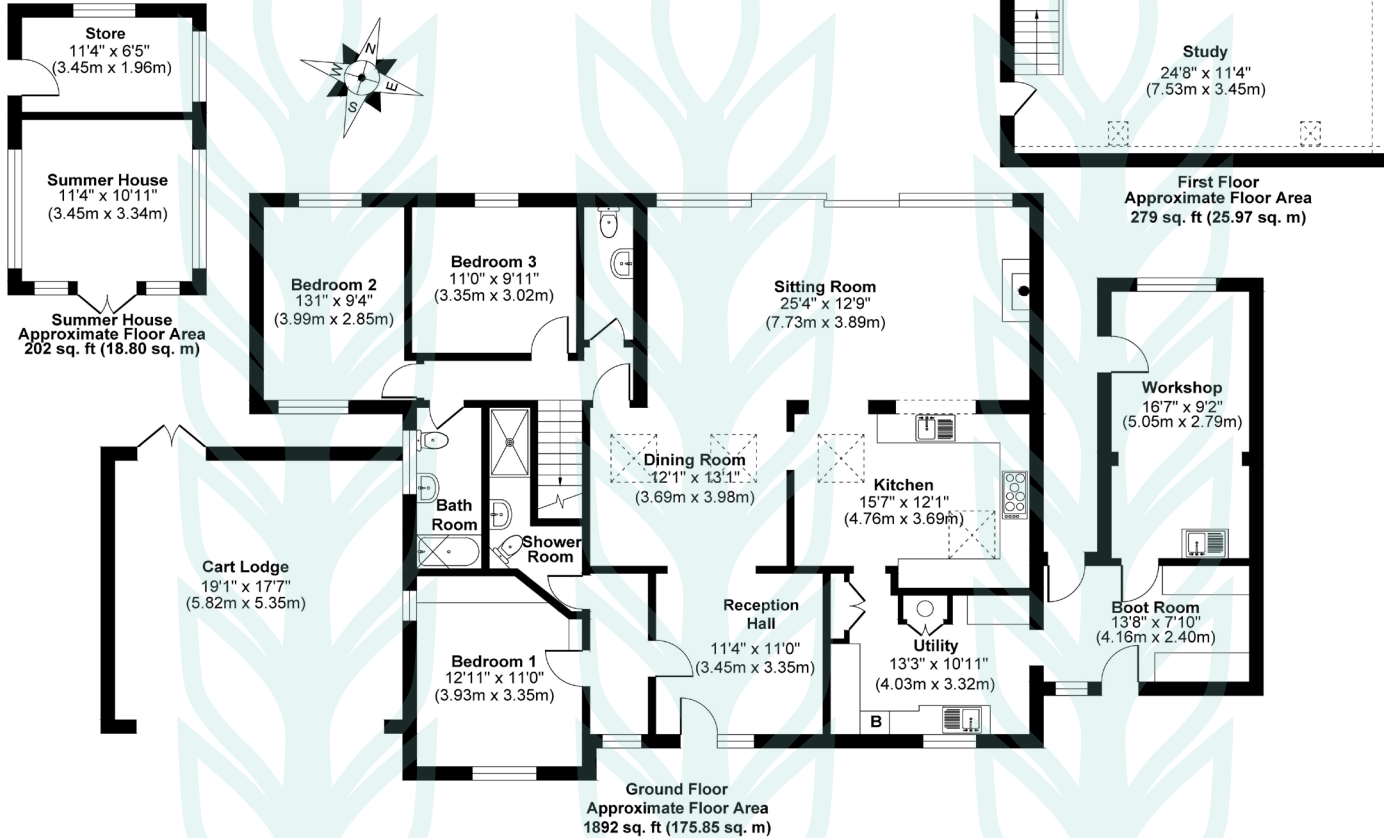
Babergh & Mid Suffolk District Council
Band D (2024)

EPC Rating

Current D(57). Potential C(74).



1 Boxford Lane, Boxford CO10 5JU



Approx. Gross Internal Floor Area 2171 sq. ft / 201.82 sq. m.
Approx. Gross Internal Summer House Area 202 sq. ft / 18.80 sq. m.
Approx. Gross Internal Cart Lodge Area 335 sq. ft / 31.13 sq. m.

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Chapman Stickels

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

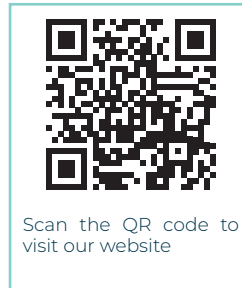
info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

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

OnTheMarket.com

Zoopla

PrimeLocation.com

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.