



4 BRICK KILN COTTAGES

Boxford



Suffolk



Chapman Stickels

4 BRICK KILN COTTAGES, BRICK KILN HILL, BOXFORD, CO10 5NT

A CHARMING GRADE II LISTED COTTAGE IN A RURAL SETTING WITH
FAR REACHING COUNTRYSIDE VIEWS – CHAIN FREE

Hadleigh - 5 miles

Sudbury - 7 miles

Colchester - 13 miles

-
- Entrance hall • Kitchen • Dining room • Sitting room • Two bedrooms •
 - Family bathroom • Garden • Garage • Parking •





The Property

Set in a rural location just outside the village of Boxford, 4 Brick Kiln Cottages is a beautifully presented Grade II Listed, semi-detached cottage which has been upgraded to a high standard in recent years whilst retaining its beautiful original features such as exposed timbers and brickwork. The entrance hall leads to the Churchill Brothers kitchen with butler sink and solid oak worktops. Integrated appliances such as a dishwasher, wine chiller and a five-hob induction Rangemaster with double oven are included within this beautifully hand-crafted kitchen.



The two reception rooms flow seamlessly, with an easy, practical layout. The sitting room offers a generously sized log burner set within a pretty red brick fireplace. The property benefits throughout from pine doors and attractive stone and wooden floors in some areas.

On the first floor lies a generous landing space with 'Study' potential, providing access to the fully tiled, modern family bathroom and two bedrooms. Bedroom one is twin aspect with a vaulted ceiling exposing a wealth of original timbers. Bedroom two benefits from an entire wall's length of built in wardrobe space.

Outside, to the rear, the garden is partly landscaped with stunning views across undulating countryside, whilst to the side lies enough off road parking for two vehicles and a single garage which is currently being used as part storage/part utility room.



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.

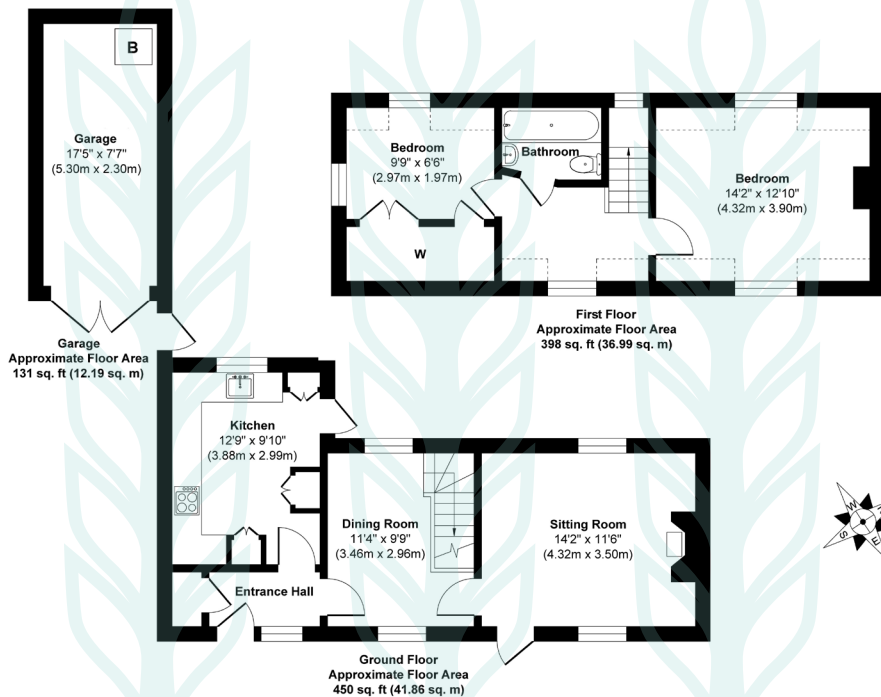
Services

Mains electricity and water. Private drainage. Oil fired heating.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council.
Band C.

4 Brick Kiln Hill Cottages, Brick Kiln Hill, Boxford, Sudbury, CO10 5NT



Approx. Gross Internal Floor Area 848 sq. ft / 78.85 sq. m.
Approx. Gross Internal Garage Area 131 sq. ft / 12.19 sq. m.
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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



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