



22 ELLIS STREET

Boxford

| Suffolk



Chapman Stickels

22 ELLIS STREET BOXFORD, CO10 5HP

Ipswich - 9 miles
Manningtree - 14 miles
Colchester - 14 miles

- Entrance hall • Sitting room • Dining room •
- Kitchen / breakfast room • Garden room •
- Shower room • Landing • Three double bedrooms •
- Bathroom • Garage • Off-road parking • Walled rear garden •

Property

22 Ellis Street occupies a prominent position in the village, and the property forms part of Boxford's attractive historic hub. Listed grade II, the house probably dates from the 17th century, with numerous alterations made in the 18th / 19th centuries.

In 2006, a two-storey addition was built to the rear, which also included the garden room and a detached single garage.

Tastefully modernised, the accommodation is presented to a high standard throughout, which comprises a central entrance hall, flanked by the two front reception rooms. The feature bay window (which is a relic to the house being a 19th century shop) is to the dining room and affords much natural light. Providing a focal fireplace with multi-fuel burner, the sitting room also provides a similar vista, via a recently replaced casement window overlooking Ellis Street.

Overlooking the rear garden, the kitchen is fitted on three walls with beech worksurfaces, butlers sink, and an inset Bosch induction hob with single oven. Further integral appliances include dishwasher and washing machine.

Recently modernised, the ground floor shower room is refitted to an appealing contemporary edge, with a full width shower cubicle, wc, sink, and oak ledging with mirror over.

The remaining ground floor consists of the garden room, with part glazed door and a full range of casement windows overlooking the entire garden.

A CHARMING AND PRESENTABLE PERIOD HOUSE LOCATED WITHIN WALKING DISTANCE OF BOXFORD VILLAGE CENTRE



Via a central landing, the first floor offers three, well-proportioned double bedrooms, with bedroom one providing built-in wardrobes, made and fitted by Churchill's Joinery. All bedrooms are served by a white suite bathroom.

Outside, a driveway to the northern side provides off-road parking which leads to the detached single garage. Beyond a serpentine brick wall, a pedestrian gate leads through to a sunken pathway where a retaining wall with steps lead onto a lawn with a further patio to one corner. The boundaries are clearly defined by further red brick walls with espalier apple trees to the far eastern section.

Location

Located a short walk from the village centre, Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, doctors 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.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.
Band D (2025)

Services

Mains electricity, water, and drainage. Oil-fired central heating.



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Approximate Floor Area
Main House - 1352 sq. ft / 125.59 sq. m
Garage - 246 sq. ft / 22.82 sq. m

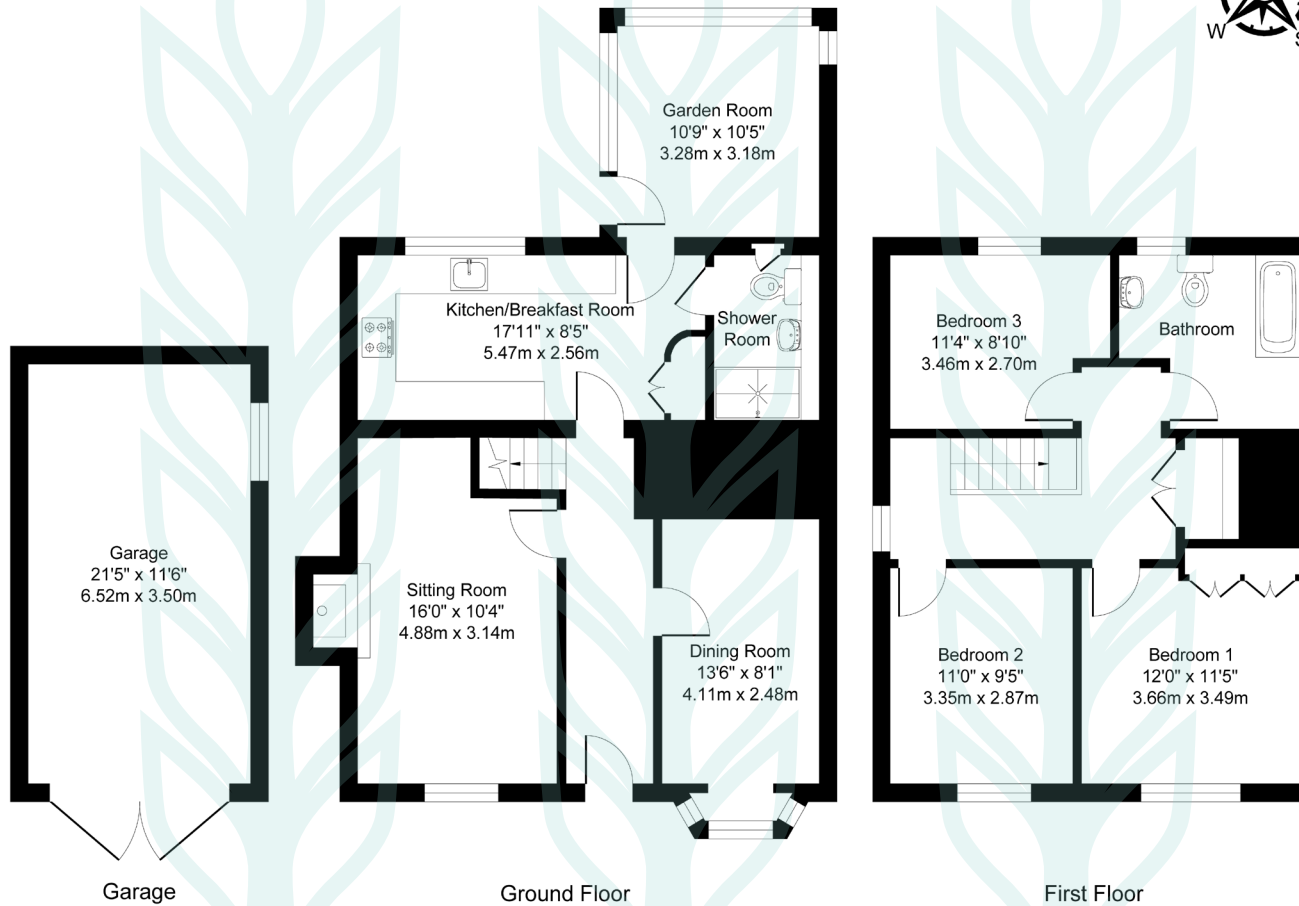


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