

oakheart



£725,000

Guide Price  
Rectory Park, Boxford

\*GUIDE PRICE £725,000-£750,000\* Nestled within the highly sought after Rectory Park of Boxford, is this exquisite four-bedroom detached family home. Situated in a small development of just five detached residences, close to central Boxford, this property offers a perfect blend of traditional charm and spacious accommodation.

As you step through the front door into the main entrance hall, you are welcomed by a light and airy lounge, study, dining room and cloakroom. To the rear of the property, overlooking the rear garden is the kitchen/diner, leading to a convenient utility room.

Upstairs, you will find four well-appointed bedrooms, two of which boast built-in storage and en suite facilities. The master bedroom is an impressive size in itself, complete with fitted furniture and an en suite, as well as dual aspect views of the surrounding half-acre plot. The first floor is rounded off with a three-piece family bathroom.

Outside, a gravel driveway leads to a detached double garage, while the rear garden offers a peaceful retreat with a patio area and lush lawn surrounded by established flower and shrub borders. There is also two garden sheds and a large summer house, a handy addition for storage or hobbies. The plot stretches from the property to the

road, featuring more laid to lawn and a wooded area.

Boxford is a highly sought-after village in Suffolk, known for its strong community spirit and excellent amenities including an OFSTED 'outstanding' primary school, renown local butchers, welcoming church and a doctor's surgery. With easy access to Colchester, Ipswich, and Sudbury, as well as nearby golf and leisure facilities, this property offers a lifestyle of convenience and comfort.

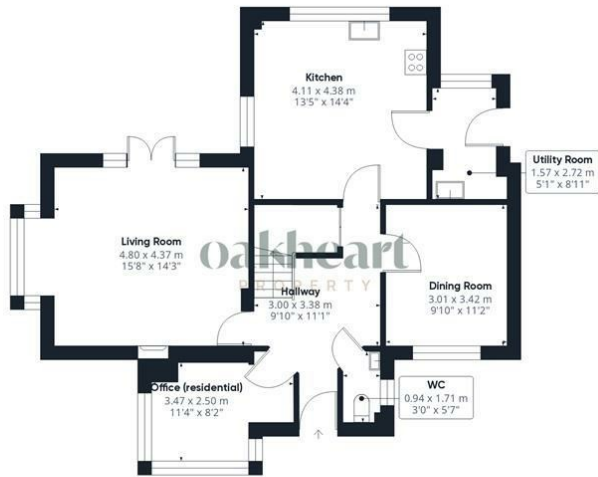
Don't miss the opportunity to make this established property your own and experience the best of village living.



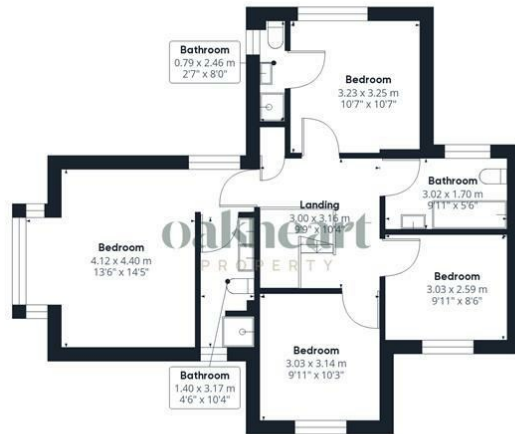








Floor 1



Floor 2

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Approximate total area<sup>®</sup>

141.72 m<sup>2</sup>  
1525.46 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:  
Suffolk

Tenure:  
Freehold

Council Tax Band:  
G

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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