



oakheart

£650,000

Guide Price
Stone Street, Boxford

* GUIDE PRICE £650,000-£700,000* Nestled on the picturesque Stone Street in the sought-after village of Boxford, this enchanting Grade II listed property is brimming with character and timeless charm. With its generous plot size, versatile accommodation, and unique features, this home offers the perfect blend of historical charm and modern living.

Upon entering, the vaulted oak-framed porch with its charming tiled roof and seating area welcomes you into the home. Inside, the breakfast room provides a cosy space with a stable-style door, exposed brick block flooring, and a built-in cupboard housing the

water tank, with direct access to the kitchen and living room. The kitchen is thoughtfully designed with wooden wall and base units, solid wood work surfaces, and tiled splashbacks. It is well-equipped with a five-ring gas hob, a Neff oven/microwave, and space for appliances. A door leads to the drawing room, featuring a vaulted ceiling, Velux window, beech sprung flooring, and an original brick well with a glass covering, enhanced by feature lighting. The sitting room exudes period charm with fine timber ceilings, exposed studwork, and a brick fireplace with a cast iron wood-burning stove. Windows to the front and side fill the space with light, while stairs lead to the first floor. The ground floor also includes a

utility/cloakroom, a practical space with a WC, wash basin, and plumbing for a washing machine, as well as the versatile bedroom three/family room, which features a vaulted ceiling, French doors to the garden, and ample storage.

The first floor comprises a landing with exposed timbers, three well-appointed bedrooms, and a family bathroom. The main bedroom includes a built-in wardrobe and an en-suite with a shower cubicle, basin, and WC. Both the second and fourth bedrooms showcase vaulted ceilings, exposed timbers, and built-in wardrobes. The family bathroom is complete with a panelled bath, shower attachment, WC, and wash basin.











Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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