

oakheart

£450,000

Price Guide

Holbrook Barn Road, Boxford

****GUIDE PRICE £450,000-£475,000**** Nestled in a discreet and peaceful position on the sought-after Holbrook Barn Road in Boxford, this attractive four-bedroom detached family home offers generous living accommodation, beautiful gardens, and excellent parking facilities, perfect for modern family living.

The ground floor features a spacious dual-aspect living room with plenty of natural light, ideal for entertaining or relaxing with the family. A large kitchen/dining room spans the depth of the property, offering ample space for both cooking and dining, with direct access to the garden. The kitchen features a range of sleek gloss white floor and wall mounted units topped with white

stone effect work surfaces, grey tiled splash backs, an integral eye level oven, four ring induction hob and in inset sink and drainer unit complete with chrome mixer tap. There is also a convenient shower room and a welcoming entrance hallway. Upstairs, the home provides four well-proportioned bedrooms, including three doubles and a generous small double, all served by a modern family shower room. The flexible layout ensures ample space for a growing family, guests, or home office use.

Externally, the property enjoys a wrap-around garden that offers excellent privacy and multiple seating areas, ideal for outdoor dining and entertaining. To the side, there is off-street parking for several vehicles along with a

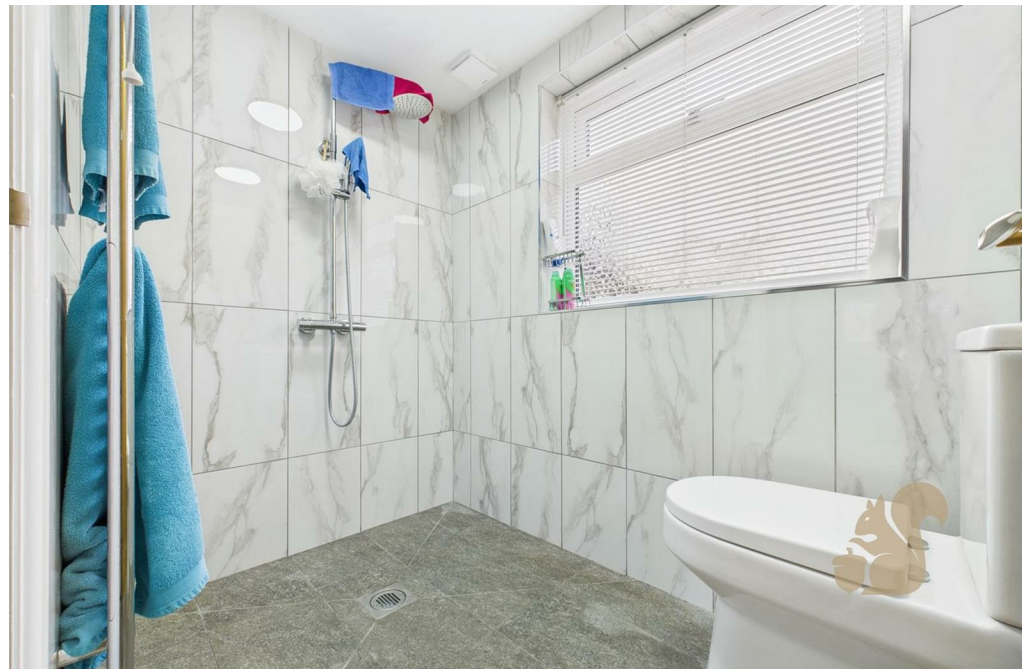
detached double garage, complete with power and lighting providing excellent storage or workshop potential.

This wonderful family home combines space, practicality, and a desirable village setting, all while benefiting from a tucked-away yet convenient location close to local amenities, countryside walks, and well-regarded schools.

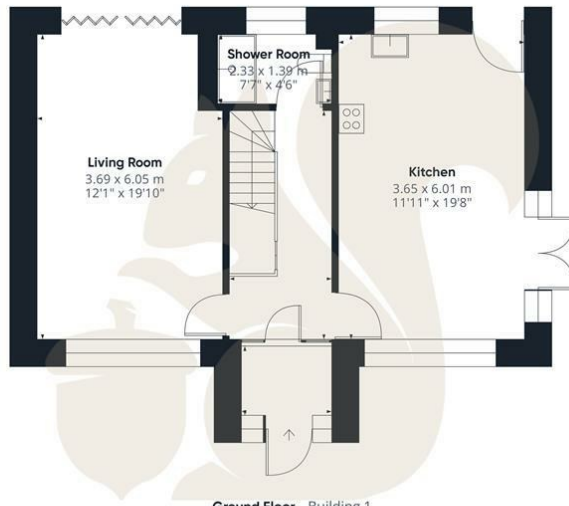
Call Oakheart today to arrange your viewing!



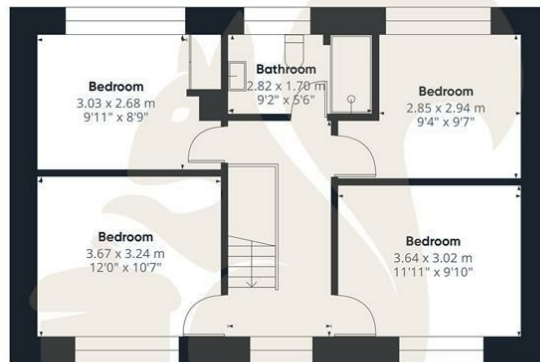








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁰¹

114.1 m²
1227 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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