



Victoria Cottage
25 Swan Street, Boxford

**DAVID
BURR**

Victoria Cottage, 25 Swan Street, Boxford, CO10 5NZ

Boxford is a pretty village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include a school, shops, public house, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles), the latter with a direct commuter rail service to London's Liverpool Street (45/50mins).

An exceptionally well presented three-bedroom, Grade II listed early Victorian property, enjoying a village location situated within the historic parish of Boxford. Set behind gothic arched double height sash windows and yellow Victorian brick work, the property is characterised by a host of original features having been restored to the most exacting of standards blending a wealth of period detail with contemporary fixtures, fittings and materials throughout. Further enhancements to the property include a marbled quartz topped bespoke fitted kitchen, detailed panelling, recently installed individual electric thermostatic radiators, floor to ceiling roller hidden storage unit and a quartz tiled family bathroom. Further benefits to the property include allocated off street parking for a single vehicle and access over a lane serving three other properties.

A Grade II listed, three bedroom early Victorian cottage enjoying a central village location in the historic parish of Boxford, restored to the most exacting of standards. Further benefits include off street parking for a single vehicle and walking distance access to a range of village amenities and facilities.

Timber door with gothic archway above opening to:

SITTING ROOM: 16' 10" x 12' 0" (5.12m x 3.65m) The principal reception space completed with a patterned range of exposed flooring and Victorian fireplace, detailed surround and mantle over. A single wall of the property is characterised by an open fronted handmade shelving units with sliding roller doors and both dado rail and panelling. Gothic archway window to front, ceiling rose with light attachment and two wall lights. A panelled door opens to:

INNER HALL: With staircase off rising to first floor and opening to:

KITCHEN/DINING ROOM: 16' 8" x 11' 0" (5.08m x 3.35m) Fitted with an extensive range of shaker style fitted base units with marbled quartz surfaces over and mirrored tiling above. Three door electric Rangemaster oven with five ring hob above, extraction over, base level wine store and

carousel style fold out kitchen units. A marbled quartz topped central peninsular unit is enhanced by a further range of base level storage, breakfast bar and casement window to rear affording a westerly aspect across the gardens. Exposed patterned wooden flooring and double doors to a full height larder unit with shelving and window to rear. LED spot lights and hidden double doors with step down to:

UTILITY ROOM: 15' 8" x 5' 1" (2.96m x 1.56m) with half height exposed panelling, patterned matte style flooring and a Hisense, full height fridge/freezer unit with multiple freezer draws. Recessed storage above, door to outside, casement window arranged to side and single sink unit with mixer tap above, integrated Indesit dishwasher and hidden waste units. Mirror fronted store and pocket door opening to:

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CLOAKROOM: 9' 8" x 3' 9" (2.96m x 1.15m) With half height exposed panelling and fitted with WC, wash hand basin within a fitted base unit, space and plumbing for a washing machine/ dryer and preparation surfaces above. LED spotlights and open fronted shelving unit. Casement window to the side overlooking gardens.

First floor

LANDING: A split level landing with newly installed, exposed patterned flooring. Pocket door opening to:

BEDROOM ONE: 11' 3" x 9' 11" (3.43m x 3.02m) With gothic arched double hung sash window to front, dressing table recess, mirror fronted fitted wardrobe and views across to the adjacent period village properties.

BEDROOM TWO: 11' 11" x 6' 6" (3.63m x 1.97m) With half height panelling, hatch to loft and LED spotlights throughout. Gothic arch window to front.

BEDROOM THREE: 9' 7" x 8' 5" (2.92 m x 2.57m) With two windows affording a westerly aspect across the rear gardens, recessed full height store and double doors to linen store with attached hanging rail and useful fitted shelving.

FAMILY BATHROOM: 13' 2" x 6' 0" (4.02m x 1.84m) With a quartz tiled finish, wall hung ceramic WC, Burlington wash hand basin and free-standing bath with claw feet, Burlington shower attachment over and quartz tiled recessed shelf above. Fully quartz tiled, separately screened shower unit with fold out glass door to front, mounted and handheld shower attachments, extractor above and a range of LED spotlights. Wall mounted heated towel radiator.

Outside

The property enjoys a central village location, positioned on Swan Street and set behind a distinctive façade.

Access rights to the cottage are granted to the lane adjacent to the cottage with allocated parking provided for a single vehicle. The walled courtyard style gardens are a particularly attractive features enjoying a westerly aspect with planted border, porcelain tiled terrace, artificial lawn and storage recess behind the cottage. Gated access to side opens to the access road.

AGENTS NOTE: The property is subject to a flying freehold with a recess to the corner of the utility room understood to fly underneath the neighbouring property. Please contact David Burr Leavenheath Ltd for further details.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A

WHAT3WORDS: ///skippers.pushes.bound

LOCAL AUTHORITY: Suffolk County Council **BAND:** C

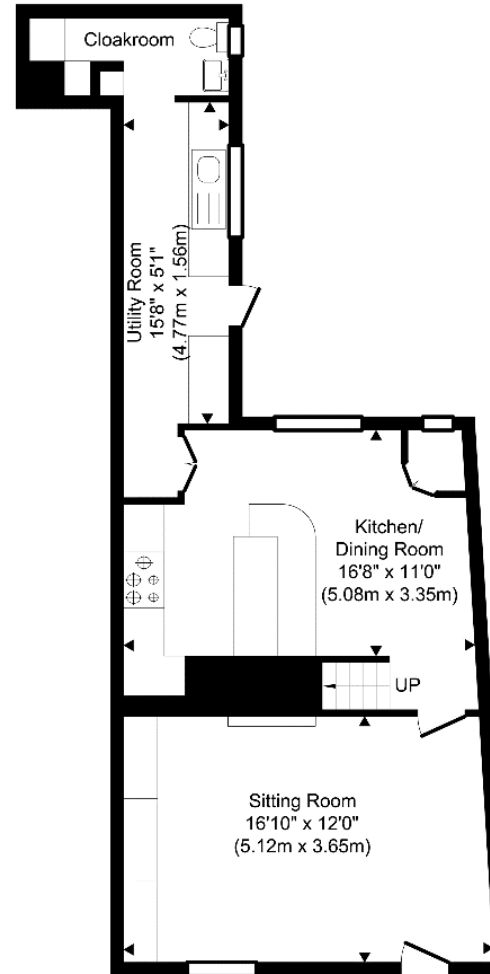
BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: O2 – Likely. Vodafone, EE and Three – Limited (Source Ofcom)

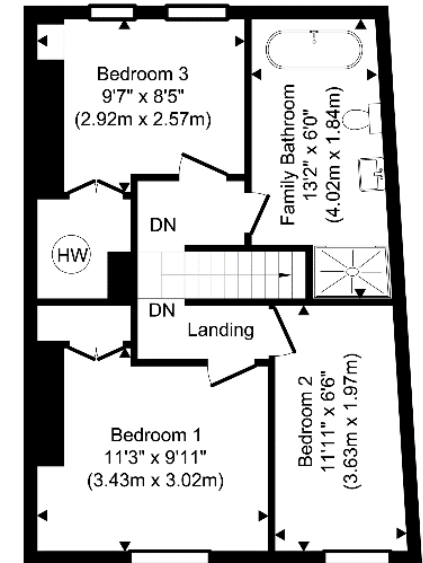
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
567.36 sq. ft.
(52.71 sq. m)



First Floor
Approximate Floor Area
447.24 sq. ft.
(41.55 sq. m)

TOTAL APPROX. FLOOR AREA 1014.60 SQ.FT. (94.26 SQ.M.)
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