



DAVID
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PEYTON HOUSE,
BOXFORD, SUFFOLK



Colchester North Station 11 miles, train journey time to London Liverpool Street from 50 minutes. A12 9 miles, Manningtree station 14 miles. Stansted Airport approximately a one-hour drive.

- A Grade II listed timber framed residence of exceptional standing
- A five-bedroom, three reception room property adorned with historic hallmarks and features
- 4,940 sq. ft of accommodation to the principal residence
- Understood to date from the 17th Century and re-fronted amongst considerable alterations during the 18th and 19th centuries
- Extensively renovated over recent times including re-plumbing, re-wiring and new kitchen and bathroom facilities.
- Ideally suited for multi-generational living with scope for a long-term commercial interest via long-term letting / holiday cottage (subject to the necessary planning consents).
- A one bedroom detached annex provides self-contained living accommodation.
- Notable retained features include chamfered timber work, inglenook fireplaces and stripped timber flooring.
- High specification en-suite, family bathroom and shower room facilities.
- Private walled gardens with established border, planting with south facing terrace.
- A versatile range of ancillary/external stores including a workshop, garden store and gym.
- Enjoying a central village location with walking distance of two pubs, a wine bar, butchers, village stores, post office and an Ofsted rated 'outstanding' primary school.
- Gated private parking, accessed via Butchers Lane.
- Offered to the market with No Onward Chain.

PEYTON HOUSE

Boxford, Suffolk

A five-bedroom, Grade II listed detached property with one bedroom annexe, set behind a Georgian façade enjoying a central village location.



SITUATION

Peyton House enjoys a central location in the highly regarded parish of Boxford. Located within walking distance of the village bus route, the outstanding rated Ofsted village primary school, two pubs, the post office, general stores, wine bar, village hall and parish church. Ideally placed with access to the A1071 lying within convenient reach of the thriving market town of Hadleigh, (5 miles) and the historic town of Sudbury (7 Miles). Commuter links are via Colchester North station (11 Miles) and the A12 trunk road (9 Miles). Local independent schools include Littlegarth Preparatory school 6 miles, Old Buckingham Hall 10 miles and Great Finborough school 15 miles.

DESCRIPTION

Approached via gated access via Butchers Lane, the property benefits from a tucked away position in the heart of the village within walking distance of a breath of facilities and amenities. Restored to an outstanding specification by the current owners during their recent tenure, the overall accommodation has been enhanced by extensive rewiring and re-plumbing works, both external and internal decoration, replacement kitchen, bathroom and en-suite facilities. Retaining a wealth of original character whilst adding high specification contemporary fittings, Peyton House is ideally placed for those looking to enjoy village life, whilst retaining excellent commuter links in a particularly fine residence of exceptional calibre. The ground floor accommodation schedule is principally arranged via the elegant sitting room with 9ft ceiling heights, 7ft sash windows, a wealth of chamfered timber work and a beautifully appointed inglenook fireplace. The shaker style fitted kitchen / breakfast room provides an ideal family space, afforded a dual aspect with central island, stripped engineered oak flooring and convenient access to the well-placed dining room complete with tongue and groove panelling. A walk-through larder with high specification cloakroom off provides access to the rear hall, entrance porch and the tucked away study. With timber framed sash windows, the property is afforded wealth of natural light with many rooms afforded a dual aspect with varying aspects across the surrounding period

rooftops. The five bedrooms are arranged via the first and second floors with 10ft ceilings heights, high specification en-suite shower room facilities, family bathroom suite and a separate shower room. A separately accessed office wing, with separate entrance, is further enhanced by a mezzanine study above with a wealth of exposed timber work and internal access to the principal accommodation.

The established gardens are set within a walled boundary with a South facing terrace, pond with water feature to rear with a range of border planting and fledging trees and established vegetable garden with greenhouse and raised beds. Further enhancing the garden is a south facing side terrace accessed immediately from the kitchen / breakfast room with a range of further outbuildings including a gym, workshop, garden store and detached one bedroom annexe.

POSTCODE: CO10 5DZ

IMPORTANT AGENTS NOTE:

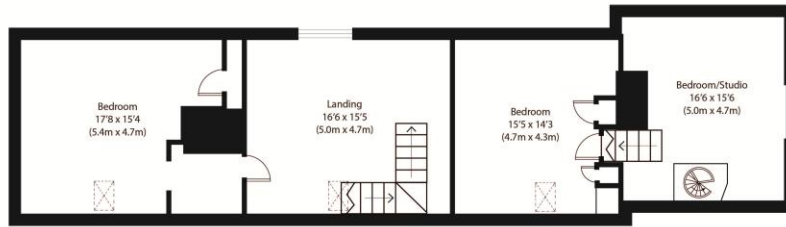
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX (0300 1234000) **BAND:** G.

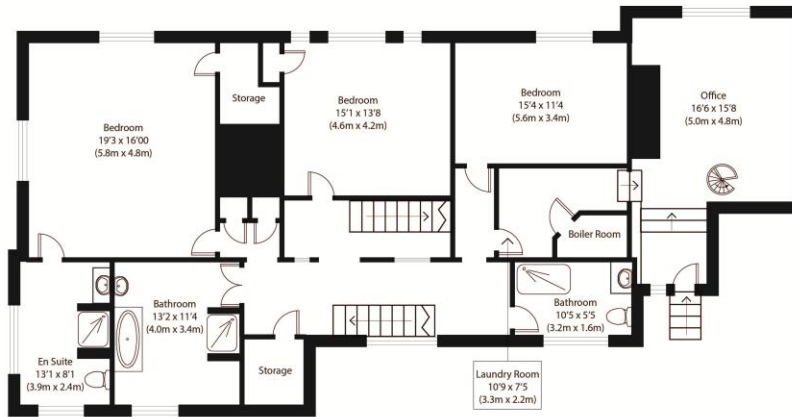
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water, drainage and electricity are connected. Oil-fired heating. LPG Gas to the Hayloft. **NOTE:** None of these services have been tested by the agent.

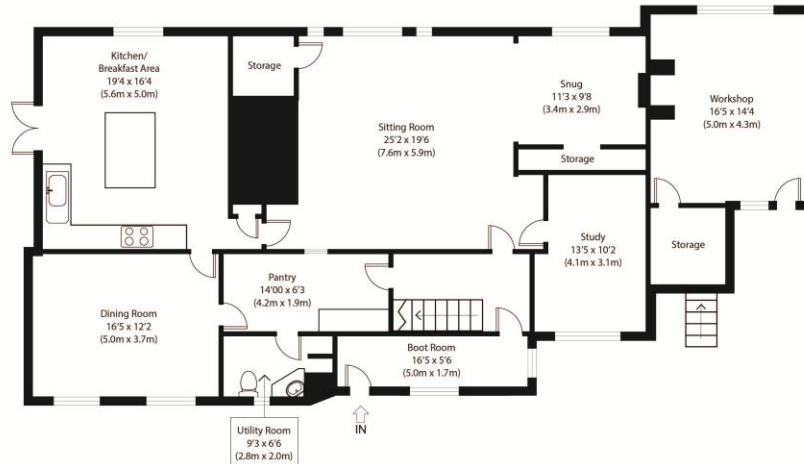




Second Floor



First Floor



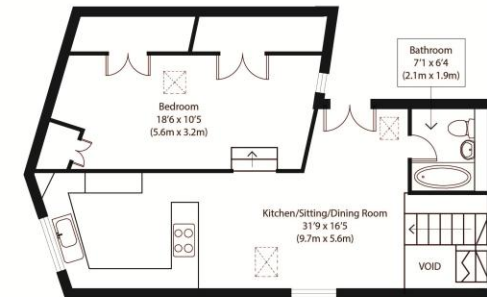
Ground Floor



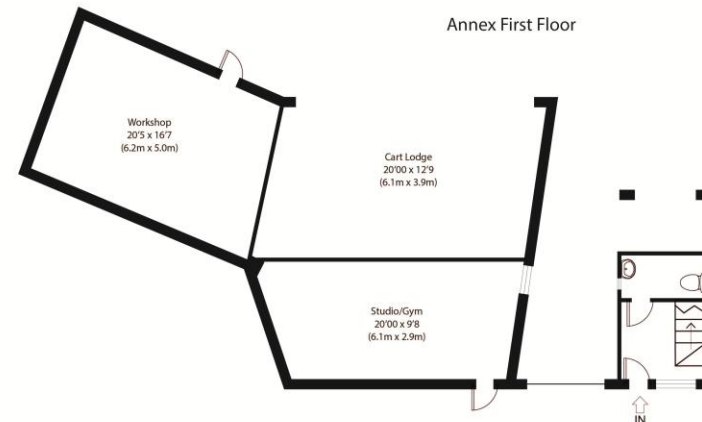
Approximate Gross Internal Area
Main House 4940 sq ft (459 sq m)
Outbuilding 1590 sq ft (148 sq m)
Total 6530 sq ft (607 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Annex First Floor



Annex Ground Floor





