



2 Cherry Ground Cottages
Boxford, Suffolk

DAVID
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2 Cherry Ground Cottages, Wash Lane, Boxford, Sudbury, Suffolk, CO10 5JE

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, two public houses, post office, butchers, doctors' surgery and wine bar. 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 Liverpool Street (45/50mins).

An exceptionally well presented three/four bedroom (one en-suite) semi-detached, unlisted period cottage, finished in Siberian larch and enjoying a rural position set amidst orchard land located on the periphery of the highly regarded Suffolk village of Boxford. Positioned on a quiet, rural lane connecting Calais Street and Stone Street, the property is rarely available market opportunity having benefited from a comprehensive programme of adaption, enhancement and extension by the current owner. Offering an accommodation schedule arranged by two distinctive ground floor reception spaces, the property is further enhanced by ground floor bedroom facilities with a high specification en-suite shower room, a high specification, vaulted, quartz topped triple aspect kitchen/dining room with further notable attributes including Residence 9 windows and retained period features including exposed timberwork, fireplaces and doors complete with Suffolk latches. Ideally suited for those seeking a quiet, rural position whilst retaining excellent connectivity via easily accessible road and rail links. With further notable features, including three first floor bedrooms and a separate family bathroom, a double carport, ample external storage and landscaped, private rear gardens with a total plot size of approximately 0.4 acres.

A three/four bedroom (one en-suite) semi-detached, unlisted period cottage. Enjoying a semi-rural, edge of village location on a quiet lane completed to an excellent standard throughout. Further benefits to the property include a detached double carport, ample private parking and landscaped gardens within a total plot size of approximately 0.4 acres.

Door opening to:

ENTRANCE HALL: A distinctive, inviting entrance hall with narrow open fronted fitted bookshelves, stripped engineered flooring with underfloor heating, timber frame double glazed window to rear and stable door opening to the rear terrace and gardens. The inviting entrance hall is further enhanced by an oak topped fitted base unit with cloaks storage above. Oak door with Suffolk latch opening to:

SITTING ROOM: (6.41m x 4.21m) Afforded a dual aspect with Residence 9 casement windows to front and rear aspects, an array of exposed ceiling and wall timbers, a brick fireplace with inset wood burning stove and open fronted fitted bookshelves. Door with Suffolk latch and step down to:

INNER HALL: Fitted with an extensive range of cherry fronted base and wall units with preparation services over and tiling above. Open fronted fitted wine rack and stripped timber flooring throughout. Door with Suffolk latch opening to:

STUDY: (4.04m x 3.35m) A conveniently placed study with aspects across Wash Lane with stripped flooring throughout, range of exposed ceiling timbers, stable door to original entrance porch and latched double doors to an original fireplace (presently used as storage space).

KITCHEN/DINING ROOM: (7.79m x 4.47m) Accessed via inner hall) Forming part of an outstanding single story side extension. This triple aspect

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space is set beneath a vaulted roof line and complete with an extensive range of soft close, shaker style base and wall units with quartz preparation surfaces over and tiling above. A central quartz topped island with overhang, provides an ideal breakfast bar/seating area with range of further storage. The kitchen is further comprised of a double ceramic sink unit with mixer tap above, a four door Rangemaster classic oven with five ring induction hob and Neff extraction above, space for an American style fridge/freezer and also housing open fronted wine store, wine cooler, waste/recycling unit and a Bosch dishwasher. A dining area is centrally positioned for the unspoiled views across the landscaped gardens with a dual sided wood burning stove, sat on a the granite plinth with range of aluminium framed picture windows to side and rear aspects. Range of velux windows to side.

UTILITY ROOM: (2.51m x 1.99m) Fitted with a stainless-steel single sink unit, under sink storage space, space and plumbing for washing machine, tumble dryer and dishwasher. Terracotta tiled flooring throughout, casement windows to side and rear and stable door opening outside affording an aspect across the terrace and gardens.

GROUND FLOOR BEDROOM: (3.47m x 2.76m) A versatile room currently being utilised as an occasional bedroom with Residence 9 window to side, central cross beam, corner storage and door to:

EN-SUITE SHOWER ROOM: (2.85m x 1.22m) Fully tiled and fitted with ceramic WC, wall hung Vitra wash hand basin and fully tiled, walk in shower unit with shower attachment. Mirror fronted vanity unit and casement window to rear.

CLOAKROOM: Fitted with Duravit WC, wash hand basin and mirror with wall lights.

First Floor

LANDING: With a range of exposed ceiling timbers and door with Suffolk latch to:

BEDROOM 1: (5.80m x 3.20m) Afforded a triple aspect with casement windows to side, velux windows to front and rear and range of fitted wardrobes

BEDROOM 2: (4.18m x 3.56m) With casement window to front, range of fitted units, exposed wall and ceiling timbers.

BEDROOM 3: (3.66m x 3.23m) With velux windows to front and rear, a range of exposed wall and ceiling timbers and range of fitted base units.

FAMILY BATHROOM: (2.82m x 2.27m) Partly tiled, fitted with ceramic WC, wash hand basin, bath with tiling above and wall mounted towel radiator. Casement window to rear affording views across the gardens and orchard land distant.

Outside

The property enjoys a quiet, tucked away position on a quiet lane serving a single other residential dwelling. Approached by a concrete area of private parking with space for approximately five vehicles and direct access to the:

DOUBLE CARTPORT: (6.00m x 5.39m) Two open bays with light and power connected and a wild flower garden above.

STORE ROOM: (4.08m x 1.95m) An adjacent store houses a water softener and provides a useful storage space with sensor light and power connected.

The gardens are one of the probably most distinctive attributes, the total plot size of 0.4 acres enveloping the rear and side aspect, with an expanse of lawn, perennial and evergreen planting with metal edged beds, a generously sized rear terrace spanning the width of the property and an attractive hedge line border, creating considerable seclusion and privacy. Within the grounds are a number of strategically placed trees, flower beds and substantial external stores including a workshop, composting area, a pond and dense area of planting to the rear. Further features include a water well and firepit for watching the sunset in summer. A diverse, beautifully appointed garden

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unoverlooked and enjoying considerable privacy and tranquillity, framing a finely crafted individual country home.

A further portion of land set adjacent to the garage is being utilised as a wild flower meadow with steps rising from the parking area.

SERVICES: Main water and electricity connected. Private drainage. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

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

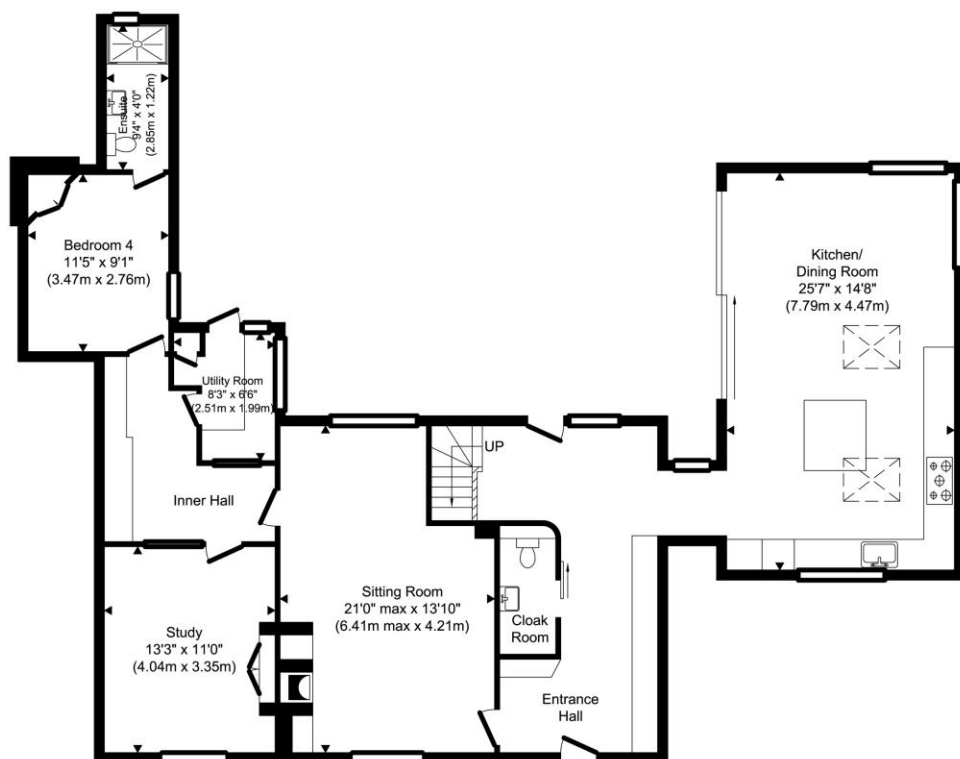
WHAT 3 WORDS: ///spun.goofy.cutaway

VIEWING: Strictly by prior appointment only through DAVID BURR.

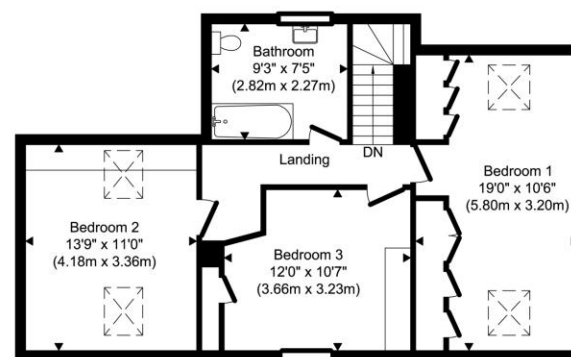
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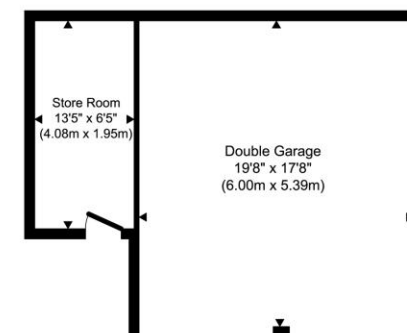
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Ground Floor
Approximate Floor Area
1345.59 sq. ft.
(125.01 sq. m)



First Floor
Approximate Floor Area
634.42 sq. ft.
(58.94 sq. m)



Outbuilding
Approximate Floor Area
438.09 sq. ft.
(40.70 sq. m)

TOTAL APPROX. FLOOR AREA 2418.11 SQ.FT. (224.65 SQ.M.)
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