



DAVID
BURR

6 BROOK HALL ROAD,
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 spacious and extended detached home offering approx. 2,200 sq ft of accommodation
- Four generously sized double bedrooms, including a principal suite with en-suite facilities
- Open-plan kitchen/dining room with quality appliances and garden access
- Two separate reception rooms for formal and informal living
- Lower ground floor with independent access, ideal for a gym, studio or annexe
- Enjoying a popular position with easy access to countryside walks, a public footpath network and range of facilities
- Situated in the highly desirable South Suffolk village of Boxford
- Walking distance to village shop, pubs, school, butchers, and cafés
- Strong community spirit with local events and active village life
- Close to Hadleigh and Sudbury for wider amenities and rail links to London
- Access to beautiful countryside and Dedham Vale AONB for recreation and within a protected landscape
- Positioned on a quiet, well-planned development with a family-friendly environment
- Garden office/Games room offering a versatile additional space.

6 BROOK HALL ROAD

Boxford, Suffolk

6 Brook Hall Road is a spacious and comprehensively extended four-bedroom detached home of approximately 2,200 sq ft, featuring a well presented open-plan kitchen/dining room, two reception rooms and a versatile lower ground floor with potential for a self-contained annexe. Located in the highly sought-after village of Boxford, the property enjoys a peaceful setting on a small, well-planned development.



SITUATION

Boxford is one of South Suffolk's most attractive and well-connected villages, known for its historic charm, active community, and scenic surroundings. With its pretty timber-framed buildings and winding lanes, the village offers a peaceful yet practical setting, perfect for families, professionals, and retirees alike. Local amenities include a well-regarded primary school, two popular village pubs, a general store, post office, butchers, and a community-run café – all within walking distance of the property.

For wider services, the A1071 lies 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

Set within an exclusive and thoughtfully planned development in the heart of Boxford, 6 Brook Hall Road is a superbly extended four-bedroom detached home, offering a remarkable blend of space, style, and flexibility. This distinctive residence occupies a generous plot and delivers approximately 2,200 sq ft of well-appointed living accommodation arranged across three levels. The property has been designed with modern family living in mind, combining light-filled interiors with high-quality finishes and the potential for further adaptation if desired.

The accommodation is approached via a welcoming entrance hall, giving way to two beautifully proportioned reception rooms. The sitting room enjoys views over the rear terrace and offers a comfortable, private space for relaxation, while the adjacent dining room creates the perfect environment for informal gatherings. The standout feature of the ground floor is the open-plan kitchen which serves as the social hub of the home. This contemporary space has been thoughtfully finished with gloss-fronted cabinetry, ample work surfaces, and integrated appliances including a Siemens induction hob.

There is direct access to the garden, making it ideal for indoor-outdoor living. Completing the ground floor accommodation is a utility room and cloakroom.

The upper floor comprises of four generous double bedrooms, arranged via a spacious central landing. The principal bedroom benefits from a modern en suite shower room and built-in storage, while the remaining bedrooms share access to a well presented, family shower suite. Notably, an internal access point has been created between bedrooms three and four – perfect for younger siblings, a playroom, or a flexible dressing area. All bedrooms offer ample space and excellent natural light.

On the lower ground floor, a highly adaptable room currently serves as a dog room and gym. This level, with its own independent access, holds significant potential for conversion into a self-contained annexe, studio, or guest accommodation, subject to individual requirements. Further enhancements to the property include the replacement of the oil-fired boiler, comprehensive redecoration and numerous thoughtful upgrades, that reflect a genuine pride of ownership.

Outside, the property is complemented by a private rear garden, laid mainly to lawn with a patio area ideal for outdoor dining. The gardens offer considerable privacy and screening with established border planting and versatile outbuildings, mature trees, shrubs and a fence line border. A driveway to the front provides ample off-road parking.

POSTCODE: CO10 5HS

IMPORTANT AGENTS NOTE:

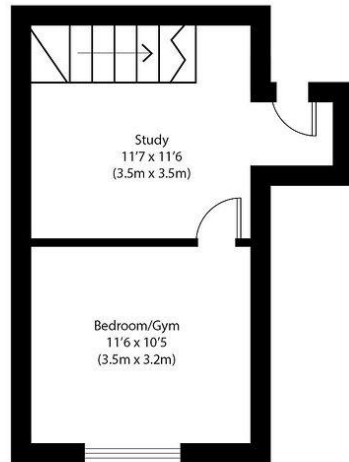
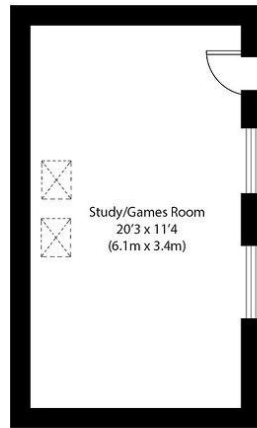
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

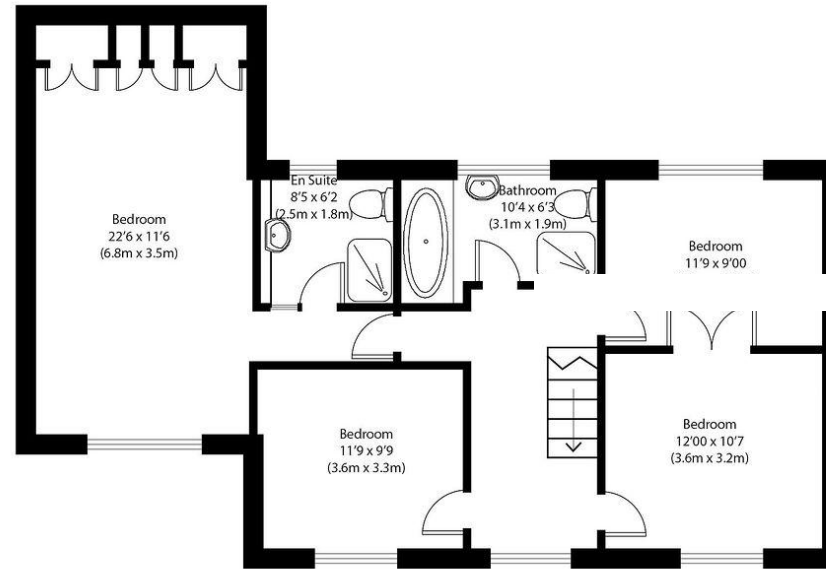
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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

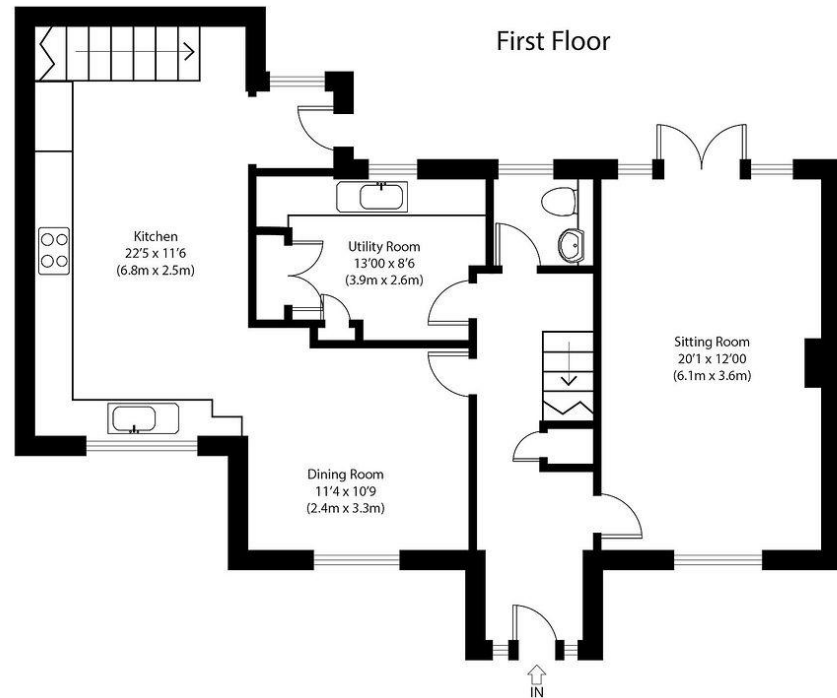




Lower Ground Floor



First Floor



Ground Floor



Approximate Gross Internal Area
Main House 2140 sq ft (199 sq m)
Outbuilding 230 sq ft (21 sq m)
Total 2370 sq ft (220 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







