



DAVID
BURR

RAMREE
BOXFORD, SUFFOLK

Colchester North Station 11 miles, train journey time to London Liverpool Street from 50 minutes. A12 12 miles, Sudbury Town Centre 6 miles. Stansted Airport approximately an hour's drive.

- Exceptionally well-situated detached bungalow in a tucked-away position
- Comprehensive recent programme of enhancement and improvement
- Spacious, well-balanced accommodation with high-quality finishes throughout
- Dual-aspect sitting room with central fireplace and granite hearth
- Open-plan kitchen/ dining room with Bosch appliances and granite-topped island
- Peaceful village location within walking distance of Boxford's amenities
- Triple-aspect garden room enjoying panoramic garden views
- Three generous double bedrooms with fitted oak-fronted wardrobes
- En-suite shower room and separate family bathroom with shower
- Attractive wrap-around gardens with potential for an additional dwelling (STP)
- Garaging, lean-to carport, external stores, and ample off-road parking
- Excellent access to Hadleigh, Sudbury, and key commuter routes via the A12 and A14

Ramree

Boxford, Sudbury, Suffolk

Ramree is a beautifully presented three-bedroom detached bungalow set within generous private gardens in the highly sought-after village of Boxford. Recently enhanced to a high standard, the property offers spacious, versatile living with stylish interiors, excellent amenities nearby, garaging and a total plot size of approximately 0.5 acres.



SITUATION

Perfectly positioned within the picturesque and historic village of Boxford, Ramree offers the best of rural living while remaining within easy reach of everyday amenities. The village itself is renowned for its charming mix of period properties, vibrant community spirit, and excellent local services including a village store, post office, primary school, and two public houses. The surrounding countryside provides an abundance of scenic walks, bridleways, and cycle routes, ideal for those who appreciate the tranquillity and beauty of the Suffolk landscape.

The property's location also offers excellent connectivity. Nearby market towns such as Hadleigh and Sudbury provide a wider range of shops, restaurants, and leisure facilities, while Colchester and Ipswich are both easily accessible for commuters. Rail links from Sudbury offer connections to London Liverpool Street, and the A12 and A14 are within a short drive, ensuring convenient access across East Anglia. Ramree therefore represents a rare opportunity to enjoy a peaceful village lifestyle without compromise on accessibility or modern comfort.

DESCRIPTION

Ramree is an exceptionally well-situated three-bedroom detached bungalow, beautifully presented and set within generous, private grounds in the heart of the sought-after Suffolk parish of Boxford. Enjoying a wonderfully tucked-away position with secondary access onto Fen Street, this impressive home has been the subject of an extensive programme of enhancement and improvement, resulting in a residence of outstanding quality and style. The accommodation is thoughtfully arranged to provide both comfort and versatility, featuring high-quality finishes throughout.

The interior is introduced via an elegant entrance hall with engineered oak flooring, leading into a dual-aspect sitting room complete with a central fireplace set on a granite hearth and casement windows allowing for abundant natural light. The open-plan kitchen and dining

area provides an excellent family and entertaining space, boasting a granite-topped island, Bosch appliances, and a charming red-brick fireplace with wood-burning stove. A recently added triple-aspect garden room enjoys panoramic views over the landscaped gardens, while three generously sized double bedrooms offer flexibility for modern living. The principal bedroom benefits from an en-suite shower room, and the family bathroom includes both bath and separate shower facilities. Externally, the property is complemented by wrap-around gardens, a vegetable garden, garaging with an adjoining lean-to carport, external stores, and a brick-paved driveway providing ample off-road parking. The generous front plot also offers potential for a further dwelling, subject to the necessary planning consents.

VIEWING: Strictly by prior appointment only through **DAVID BURR LEAVENHEATH.**

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.

POSTCODE: CO10 5HN

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

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

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

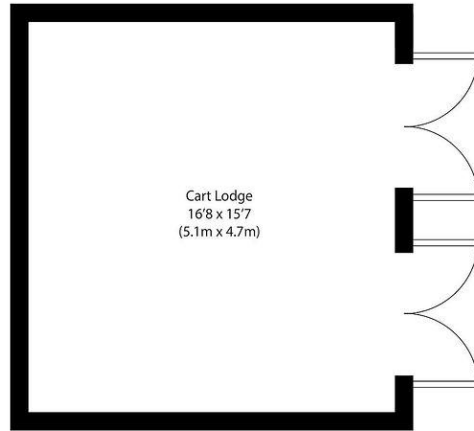




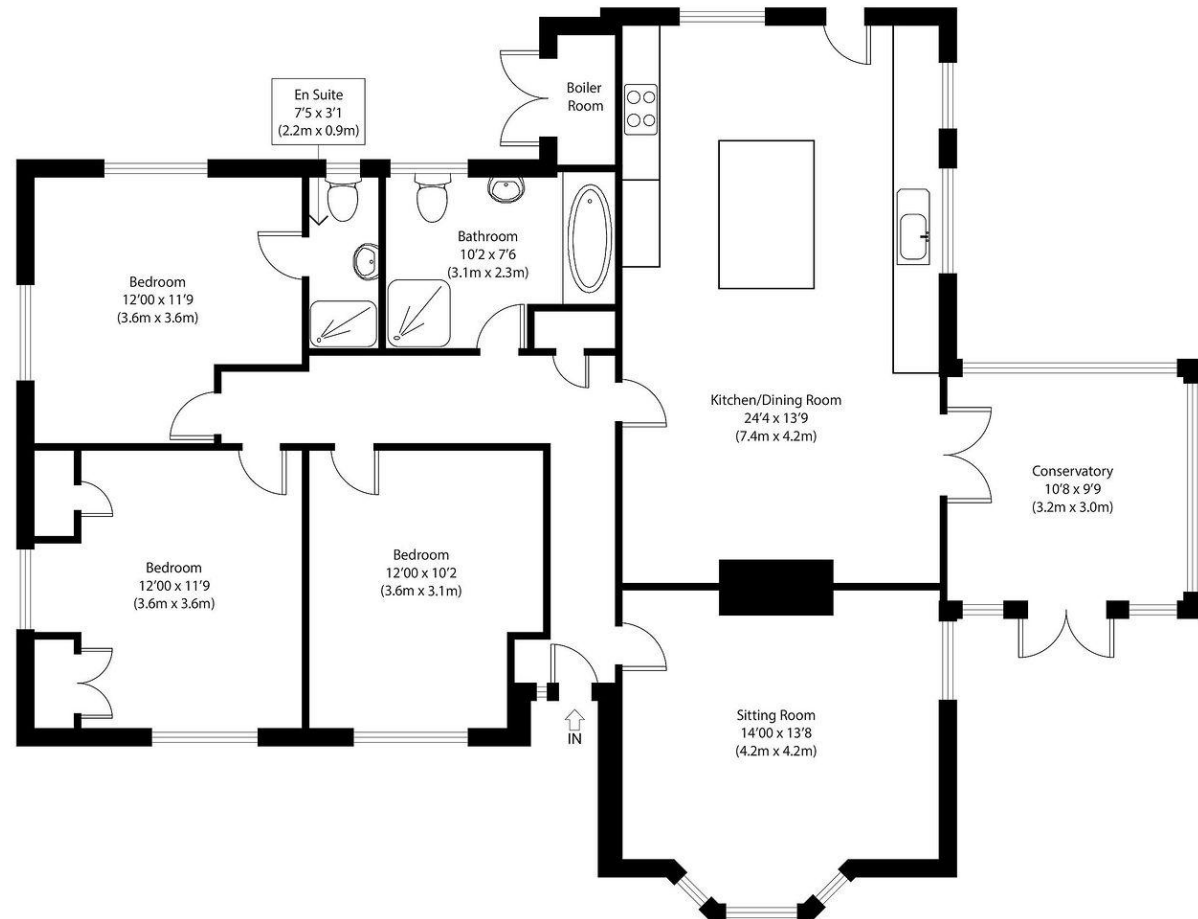
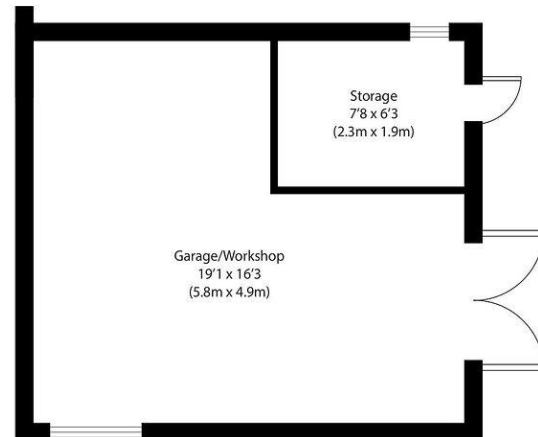
Ground Floor
Approximate Gross Internal Area
Main House 1320 sq ft (123 sq m)
Outbuildings 580 sq ft (54 sq m)
Total 1900 sq ft (177 sq m)

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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Tractor Storage
16'3 x 8'3
(4.9m x 2.5m)











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