

# Ash House, Boxted, Essex

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A pretty Grade II listed village house in immaculate condition, situated in a commutable location in the village of Boxted.

### Summary of accommodation

#### Main House

Entrance hall | Dining room | Drawing room | Morning room  
Kitchen/breakfast room | Study | Utility room | WC  
Shower room

Principal bedroom with ensuite bathroom

Four bedrooms | Family bathroom

#### Garden and Grounds

Formal gardens and grounds | Tennis court | Shed

Double garage with studio above

**In all about 1.08 acres**



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## Situation

Ash House is located off a quiet lane in Boxted, on the edge of the Dedham Vale AONB. The house is situated in a picturesque position in rural Essex, with the benefits of great connectivity.

Colchester can be reached in less than 10 minutes and offers a range of shopping, educational, recreational and leisure facilities. The village of Boxted is home to a primary school, village hall and a café. Nearby, a butcher, greengrocer, post office and various farm shops can be found, with a Waitrose in Colchester.

**Transport:** The property benefits from excellent connectivity with the A12 7 minutes away and Colchester station offering direct trains to Stratford (for Canary Wharf) and London Liverpool Street in less than 45 minutes. Colchester also offers fast trains to Norwich ever 30 minutes, taking 50 minutes, and other frequent local trains to Clacton, Ipswich, Chelmsford and Harwich. Stansted Airport is conveniently located 30 miles away, yet is not impacted by any flight paths.

**Schools:** There are numerous good schools in the area, in both the public and private sector. Notably, Boxted St Peter's VC Primary School in the village, Littlegarth School in Nayland, Colchester Grammar School. In addition, the Royal Hospital School (RHS), Orwell Park, Ipswich High School, Holmwood House and Ipswich School.

**Activities:** Galleries at Munnings House in Dedham and Gainsborough's House in Sudbury. Museums at Kentwell Hall in Long Melford, Ipswich Museum and museums in Colchester. Colchester Zoo and Jimmy's Farm for children. For equestrians, the local pony club is the Essex & Suffolk Hunt, riding can be found at Langham and Stratford Hills, and the local point-to-point is in Higham. The coastal town of Frinton-on-sea is 20 miles away and offers a beautiful beach and a well-known tennis tournament. Golf can be found at Stoke by Nayland and Hintlesham Hall.

**Restaurants:** Le Talbooth, Pavilion Restaurant, Suffolk Food Hall, Milsoms, Dedham, Hintlesham Hall and The Crown in Stoke-by-Nayland.



## Distances

Colchester (London Liverpool Street in 45m) 3.8 miles, Dedham 4 miles, Ipswich 14.2 miles, Stansted Airport 30 miles, London 70 miles.

(Distances and times approximate)

## Ash House

Ash House is Grade II listed and extends to 3,258 sq ft and is set out over two floors. On the ground floor, the front door leads into an open entrance hall with a log burner, door out to the garden, stairs to the first floor and access to the sitting room and kitchen. The kitchen is a traditional, yet modern well-designed kitchen with granite counter tops and plenty of space for cooking and entertaining. The kitchen benefits from views of the gardens and a range cooker. Off the kitchen is a breakfast room extension with a skylight and doors to the garden. The dining room can be accessed of the entrance hall and leads through a concealed door to an office, shower room and further bedroom. Through the kitchen is a second entrance hall, with access to the garden, a downstairs loo and utility room. The drawing room is an extension added in 2005 and is a beautifully light room with access to the garden and a log burner.

On the first floor, the principal bedroom is accessed via the back staircase and provides a private suite with wardrobes, ensuite bathroom and a large bedroom with vaulted ceilings. Three other bedrooms and a family bathroom can be accessed via the main staircase.

There is a double garage with studio space above which is currently used for storage but could be converted to additional accommodation or a holiday let.

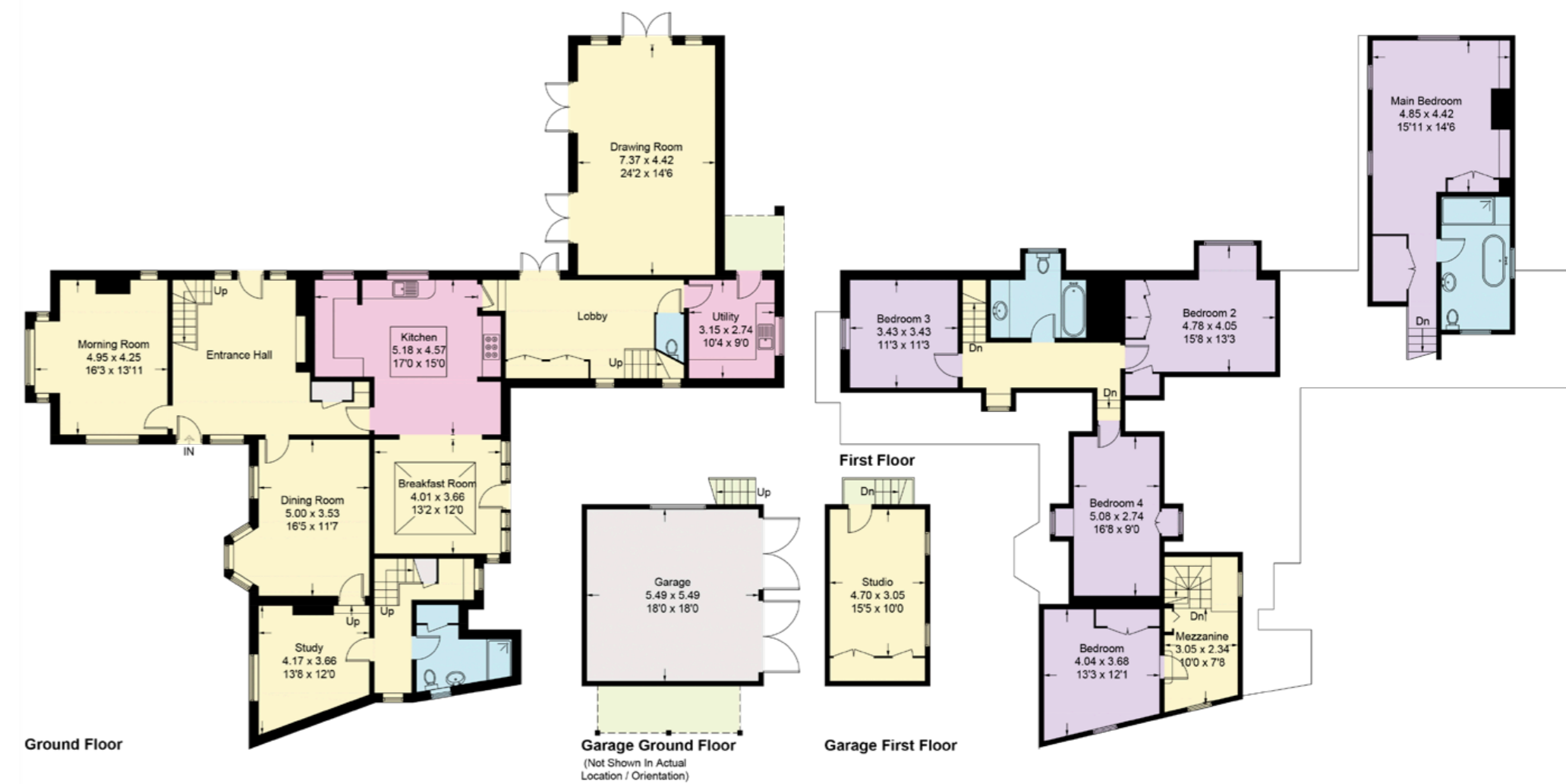


**Approximate Gross Internal Floor Area**

Main House: 302.7 sq m / 3,258 sq ft

Outbuilding: 47 sq m / 506 sq ft

Total: 349.7 sq m / 3,764 sq ft

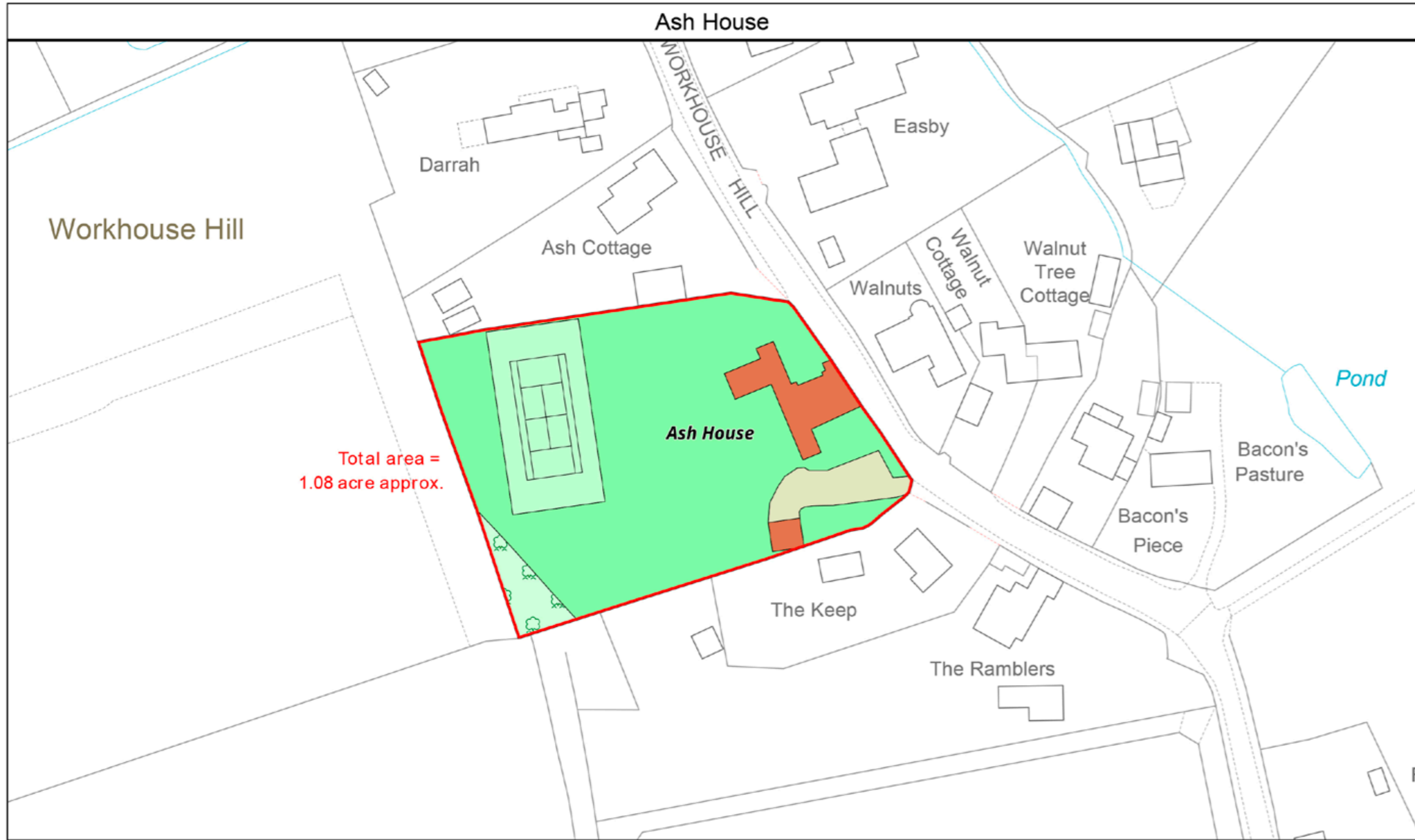


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Garden and Grounds

The garden and grounds surrounding the house are laid to lawn with established herbaceous borders and formal box hedging. Set within the garden is a tennis court, seating area for evening entertaining, and a new shed. The boundary to the west is a stream and on the other side of the stream is a block of woodland, providing privacy to the garden.



<b>LDS Ltd</b> Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL  (e) <a href="mailto:planprep@lds-survey.co.uk">planprep@lds-survey.co.uk</a>		Date: 21:05:24 Drawn by: CW Scale: 1:1000 @ A4 Plan Ref: 18838
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## Property information

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity with LPG central heating.

**Method of Sale:** The property is offered for sale freehold with vacant possession by private treaty.

**Easements, Wayleaves and Rights of Way:** The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

**Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

**Local Authority:** Colchester City Council

**Council Tax Band:** G

**Postcode:** CO4 5TT

**What3Words:** defrost.alleyway.distract

## Viewings

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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