



**Annexe at Pippettes Farm
Boxford, Suffolk**

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Annexe at Pippettes Farm, Stone Street, Boxford, Sudbury, Suffolk, CO10 5NR

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 primary school, shops, public house, post office, doctors' surgery and coffee shop. 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).

Tucked away amidst a picturesque street scene within the poplar hamlet of Stone Street, a short walk to the centre of the highly regarded south Suffolk village of Boxford. A two bedroom, detached high specification property set behind a timber clad exterior with multiple vaulted rooflines, an air source heat pump, aluminum framed double glazed windows and bi-folding doors, feature timber work and both ground and first floor accommodation. Designed with inspiration from warehouse/industrial styling utilising low maintenance, high quality materials and arranged to maximise the wealth of natural light provided from the southwest facing side/rear aspect. Ideally suited as either a principal residence or additional home/lock up and leave opportunity with further benefits including ample private parking via a shared driveway, a sundrenched side terrace and west facing rear gardens.

A two-bedroom high specification, newly constructed property benefitting from multiple vaulted rooflines, two distinctive reception rooms, bi-folding doors, an air source heat pump, a south facing side terrace, ample private parking and west facing rear gardens

Set on a brick base with timber clad exterior, external lighting and set beneath a reinforced steel roofline. A substantial two-bedroom detached with three panel bi-folding doors opening to:

SITTING ROOM: 20' 4" x 16' 3" (6.22m x 4.96m) Affording a triple aspect with aluminum framed double glazed casement window range to side, bi-folding doors to front, spiral staircase and set beneath a vaulted roofline with an array of industrial style exposed timber work. Matte flooring finished throughout and panel glazed door to outside. LED spotlights and opening to:

KITCHEN/DINING ROOM: 29' 3" x 15' 10" (8.92m x 4.85m) An outstanding open plan vaulted dining room with two sets of bi-folding doors opening to the side terrace with further bi-folding doors to rear opening to the gardens. Fitted with an extensive range of soft close gloss fronted base and wall units with preparation surfaces over and tiling above. Stainless steel Rangemaster sink unit with mixer tap above,

separate filtered water tap and three ring Smeg induction hob with extraction above and base level Smeg oven. Full height fridge/freezer, extensive range of base level shelving and space and plumbing for washing machine/dryer. Range of LED spotlights, velux windows and matte flooring finish.

BEDROOM 1: 12' 6" x 9' 8" (3.82m x 2.96m) A versatile ground floor bedroom with corner wash hand basin with floating gloss fronted wall units below and tiling above. Window to rear and LED spotlights.

SHOWER ROOM: 7' 0" x 5' 11" (2.14m x 1.81m) Fitted with ceramic WC, wash hand basin within a floating gloss fronted unit, fully tiled separately screened shower unit with shower attachment and LED spotlights. Obscured glass window to rear.

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First Floor

BEDROOM 2: 16' 3" x 15' 8" (4.96m x 4.79m) A double bedroom accessed via a spiral staircase with industrial style exposed timber work, LED spotlights and velux window to side.

Outside

The established gardens and terrace are one of the property's strongest attributes incorporating a private south facing terrace with a variety of shrubs and planting.

A quiet and peaceful situation on the periphery of this highly regarded Suffolk village.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump.

NOTE: None of these services have been tested by the agent.

EPC RATING: C

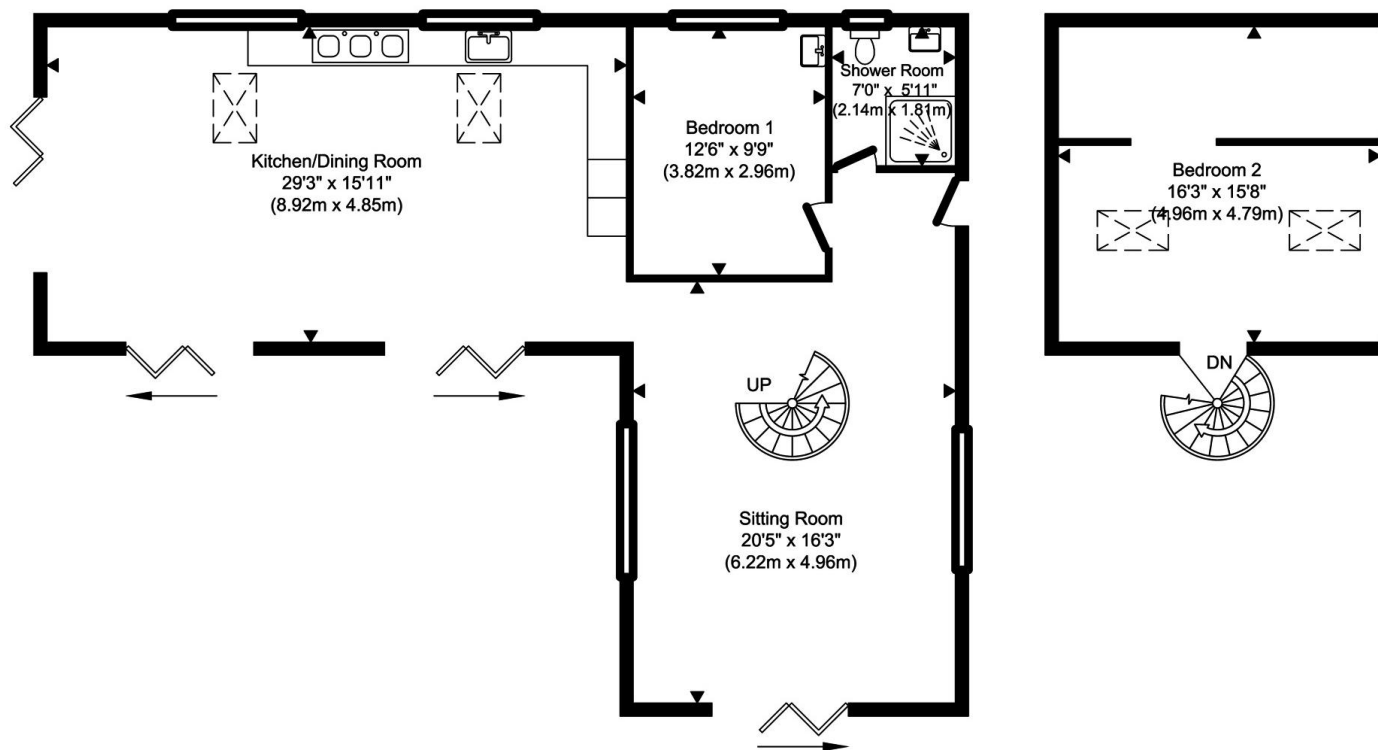
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND: A**

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective

purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Annex Ground Floor
Approximate Floor Area
1026.12 sq. ft.
(95.33 sq. m)

Annex First Floor
Approximate Floor Area
258.87 sq. ft.
(24.05 sq. m)

TOTAL APPROX. FLOOR AREA 1284.99 SQ.FT. (119.38 SQ.M.)

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