



DAVID
BURR

Swan Street
Boxford, Suffolk

41 Swan Street, Boxford, Suffolk, CO10 5NZ

An enviably positioned three bedroom detached period residence occupying a central village setting within the highly regarded parish of Boxford. This Grade II listed home, understood to date from the Victorian era, presents a rare opportunity to acquire a characterful detached dwelling complemented by a substantial barn to the rear. The outbuilding offers exceptional versatility as a work from home facility or potential for a variety of uses subject to the necessary planning permissions and listed building consents.

The accommodation is introduced via an entrance hall with exposed brick flooring, leading to a well balanced arrangement of reception rooms. The principal sitting room enjoys a front facing sash window with secondary glazing, stripped pine flooring and a central fireplace with wooden surround and mantle. An attractive dining room is similarly positioned to the front, featuring a sash window and brick flooring, with a utility hall and cloakroom beyond, finished with tongue and groove panelling. The fitted kitchen is well appointed with an extensive range of shaker style units, composite work surfaces and peninsular units, complemented by windows to the side aspect. To the rear, a striking vaulted sitting room forms a focal point of the home, showcasing exposed ceiling timbers, a central fireplace, casement windows and double doors opening directly onto the garden.

The first floor accommodation comprises three well proportioned double bedrooms, including a principal bedroom with en-suite shower room, in addition to a separate family bathroom fitted with ROCA sanitary ware and underfloor heating. Externally, the property is further enhanced by a substantial two storey outbuilding currently utilised as garaging and workshop space, with light and power connected, offering significant scope for home working or conversion (subject to the necessary consents). The property also benefits from allocated off street parking, additional parking potential and attractive walled gardens enjoying a favourable west facing aspect.

- Grade II listed Victorian detached residence
- Three well-proportioned double bedrooms
- Attractive period features including exposed timbers
- Well-balanced accommodation with multiple reception rooms
- Vaulted rear sitting room with garden access
- En-suite to principal bedroom plus family bathroom
- Substantial two-storey barn/outbuilding with light and power
- Potential for annexe or home work space (subject to consent)
- Allocated off-street parking with further scope for expansion
- Walled gardens with favourable west-facing aspect
- Strong local amenities including shop, pubs and primary



Boxford is one of Suffolk's most desirable and picturesque villages, renowned for its wealth of historic architecture and thriving community. The village provides an excellent range of local amenities including a well-regarded primary school, the beautiful St Mary's Church, village shops including traditional butchers, post office, popular public houses, village café, the oldest garage in Suffolk and a thriving village hall with community events.

The village boasts a recreation ground with play park at the top of the village leading onto countryside trail and a popular lawn bowls club near the village centre where the River Box trickles through the village. Surrounded by unspoilt countryside, the area offers exceptional walking and outdoor opportunities.

The location also benefits from excellent accessibility to the wider Suffolk and Essex regions, with convenient road links to Colchester, Ipswich, and beyond. Boxford's combination of rural charm, everyday convenience, and architectural heritage makes it particularly appealing for those seeking village life without compromise, whether as a primary residence or a characterful retreat.

Despite its rural charm, Boxford is conveniently positioned for access to the market towns of Hadleigh and Sudbury, both offering a wider range of shopping and leisure facilities. Mainline rail services are available from Manningtree and a branch line service runs from Sudbury to Marks Tey, providing regular connections to London Liverpool Street.

TENURE: Freehold

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

EPC RATING:

WHAT3WORDS: speaking.slyly.outgoing

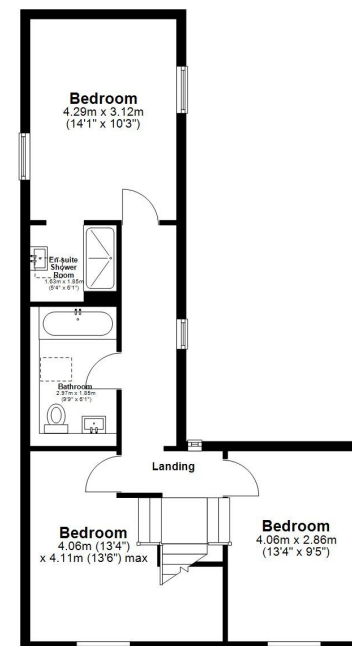
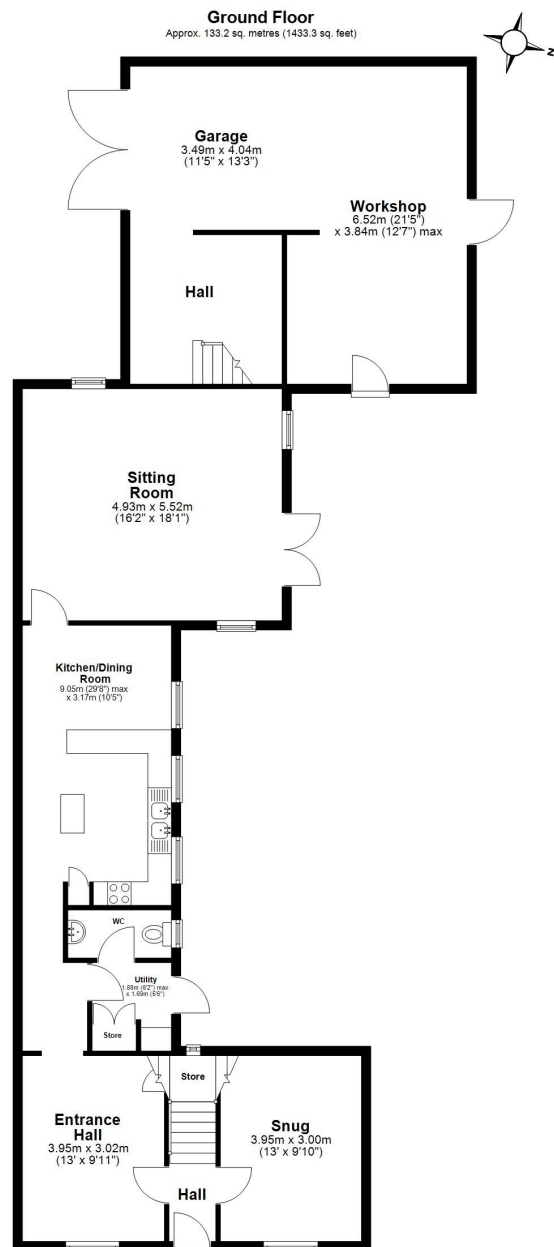
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

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

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Total area: approx. 218.4 sq. metres (2351.4 sq. feet)

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Swan Street, Boxford

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