



DAVID
BURR

Hadleigh Road
Boxford, Suffolk

1 The Maltings, Boxford, Suffolk, CO10 5JJ

Occupying an enviable position on the edge of the highly regarded Suffolk village of Boxford, 1 The Maltings is an impressive five-bedroom (one en-suite) semi-detached barn conversion, discreetly set back from Hadleigh Road and enjoying a delightful rural setting with far-reaching views across its mature gardens and the surrounding farmland. Believed to date from the mid nineteenth century, this substantial unlisted home extends to approximately 2,750 sq ft and has been thoughtfully enhanced by the current owners, successfully combining period character with the practical requirements of modern family living.

The accommodation is beautifully presented throughout and rich in original features, including exposed timbers, vaulted ceilings and traditional Suffolk latch doors. An inviting entrance hall with stripped oak flooring leads to a particularly impressive dining room, set beneath a vaulted roofline and showcasing an abundance of character. The well-appointed kitchen is fitted with an extensive range of wooden units beneath granite work surfaces and is complemented by a Rangemaster cooker, tiled flooring and LED lighting. Adjoining the kitchen, a comfortable snug creates an ideal informal family space, whilst a separate study provides an excellent environment for home working. The dual aspect sitting room is a superb reception space, centred around a wood-burning stove and enjoying direct access to the terrace and gardens beyond.

The first floor offers five generously proportioned bedrooms, all displaying exposed timbers and a wealth of period charm. The principal bedroom benefits from a high specification en-suite shower room, whilst the remaining accommodation is served by a spacious family bathroom featuring both a separate shower and a claw foot roll top bath.

Outside, the property is further complemented by a double garage, extensive established gardens and a range of versatile outbuildings offering exciting potential for ancillary accommodation, a home office, studio or annexe, subject to the necessary planning consents. Additional parking is provided to the front of the property, enclosed by recently installed stock fencing, rear access to the double garage and additional parking area .

- **Substantial five-bedroom semi-detached barn conversion**
- **Approximate accommodation of 2,750 sq ft**
- **Enviably edge-of-village position with countryside views**
- **Attractive mature gardens backing onto farmland**
- **Double garage, extensive parking and useful outbuildings**
- **Unlisted period property dating from the mid-nineteenth century**
- **Characterful dining room with vaulted ceiling and exposed timbers**
- **Comprehensive programme of improvement and enhancement by the current owners**
- **Potential for annexe or ancillary accommodation (subject to consent)**



Boxford is widely regarded as one of Suffolk's most desirable villages, renowned for its attractive period architecture, thriving community and picturesque countryside surroundings. The village offers an excellent range of amenities including a village shop, pubs, primary school, sports facilities and a variety of local clubs and societies, creating an appealing balance between rural tranquillity and everyday convenience.

The property is ideally positioned for access to the market towns of Hadleigh, Sudbury and Colchester, the latter providing direct rail services to London Liverpool Street. The surrounding Dedham Vale Area of Outstanding Natural Beauty offers an abundance of walking, cycling and outdoor pursuits, whilst the wider region is well served by highly regarded independent and state schooling, making the area particularly attractive for families seeking a lifestyle centred around countryside living without sacrificing connectivity.



TENURE: Freehold

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

EPC RATING:

WHAT3WORDS: ///dish. bypasses.remit

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

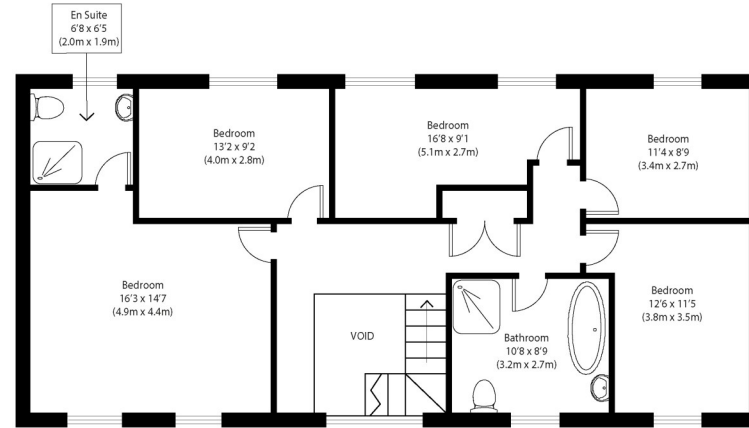
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

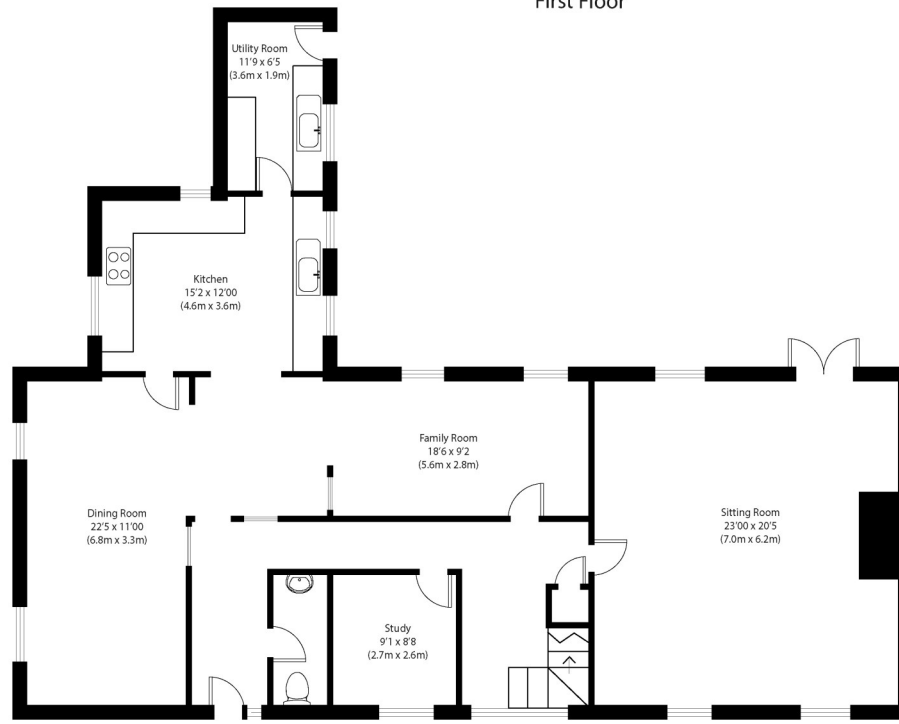
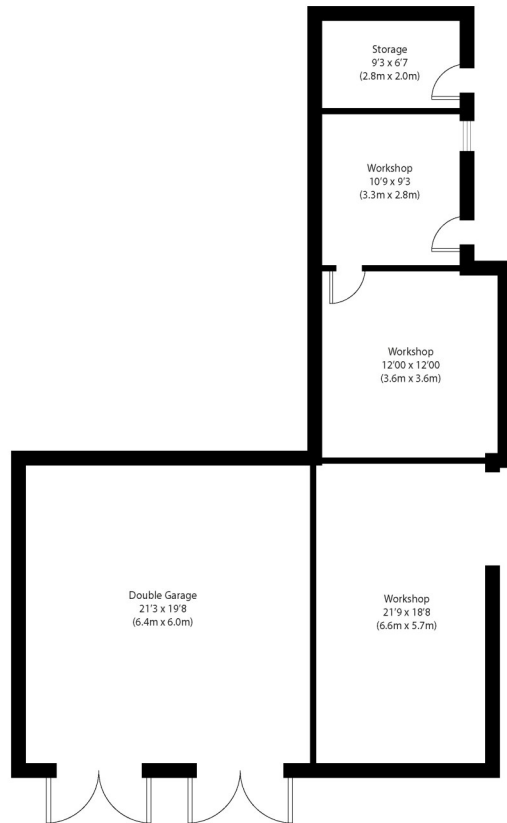
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Approximate Gross Internal Area
 Main House 2695 sq ft (250 sq m)
 Outbuilding 970 sq ft (90 sq m)
 Total 3665 sq ft (340 sq m)

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.photobausgroup.co.uk



First Floor



Ground Floor

