



DAVID
BURR

33 SWAN STREET
Boxford, Suffolk

33 Swan Street, Boxford, Sudbury, Suffolk, CO10 5NZ

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 school, shops, two public houses, post office, butchers, doctors' surgery and wine bar. 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).

This tastefully presented Grade II listed period cottage enjoys a central position within the highly regarded Suffolk village of Boxford. The property offers deceptively spacious, well-balanced, accommodation arranged over two floors comprising a wealth of individual period features including exposed timbers and studwork, an open fireplace with inset wood burning stove and oak doors complete with Suffolk latches. The property has been sympathetically extended in the form of a single storey garden room, embracing the south-westerly rear aspect and afforded attractive views over the walled gardens. Further benefits to the property include a versatile outbuilding, ideal for guest accommodation with adjoining store.

This Grade II listed period cottage enjoys a central village location, benefitting from south west facing walled gardens and a versatile outbuilding.

Pine door with clouded glazing opening to:

ENTRANCE HALL: With terracotta tiled flooring, exposed ceiling timber and staircase off. Door with Suffolk latch opening to:

SITTING ROOM: (4.72m x 4.65m) Enjoying a principally open plan aspect and linking exceptionally well with the garden room. Features include a terracotta tiled flooring and exposed fireplace with principally grey brick hearth, inset wood burning stove and useful shelving recess to side. Central exposed ceiling timber, ample fitted book shelves and opening to:

GARDEN ROOM: (2.87m x 2.61m) Well placed to enjoy the afternoon/evening sun and embracing a westerly aspect. With an oak surround and double doors to rear opening to walled gardens.

KITCHEN/DINING ROOM: (5.06m x 3.00m) Fitted with a matching range of solid wood base and wall units with wooden worktops over and splashback tiles above. Ceramic butler sink with hot and cold tap over and sash window to front. Space for a range of appliances including oven with four ring hob, extractor over and fridge/freezer. Further benefits include exposed timber work with corner shelving recess integrated in to the exposed studwork providing additional storage space.

UTILITY ROOM: (2.86m x 1.65m) Fitted with base level storage units with wooden worktops over and stainless-steel single sink unit. Space and plumbing for washing machine, fitted W/C and clouded glazed window to rear.

First Floor

LANDING: With exposed wooden flooring, an array of timber and studwork and hatch to loft. Door to store with useful fitting shelving. Door to:

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BEDROOM 1: (5.28m x 2.85m) This impressive master suite enjoys features including a sash window to front, exposed wooden flooring and exposed studwork to rear wall. Twin doors to fitted wardrobe unit with attached hanging rail and shelving above.

BEDROOM 2: (3.36m x 2.48m) With exposed timberwork and window to rear overlooking the walled gardens.

BEDROOM 3: (2.38m x 2.16m) With exposed wooden flooring and window to rear.

FAMILY BATHROOM: (3.87m x 2.08m) With part tongue and groove panelling and fitted with WC, wash hand basin and bath with shower attachment over. Sash window to front.

Outside

The walled gardens are an outstanding feature of the property, with a crinkle crinkle wall offering a westerley aspect and a range of border plants, mature fruit trees and raised beds. A central path intersperses the lawned gardens with gated access to an area of shingle and direct access to:

OUTBUILDING: Having undergone extensive refurbishment, the outbuilding has been converted into an annexe called 'The Mouse Shed' and is used for Airbnb.

KITCHEN: (2.76m x 1.80m) Linking directly with the bedroom with tongue and groove panelling, feature brick wall, stainless steel single sink unit, mixer tap over and window above.

BEDROOM: (3.49m x 3.38m) With wood-effect flooring, vaulted roofline and exposed timberwork. Door opening to:

SHOWER ROOM: (2.76m x 1.40m) Fitted with ceramic WC, pedestal wash handbasin and separately screened shower unit with chrome shower attachment.

AGENTS NOTES: The property is subject flying freehold over a neighbouring property. A neighbouring property enjoys vehicular access over land within the curtilage of the property. Please contact David Burr Leavenheath for further information regarding either of these points.

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

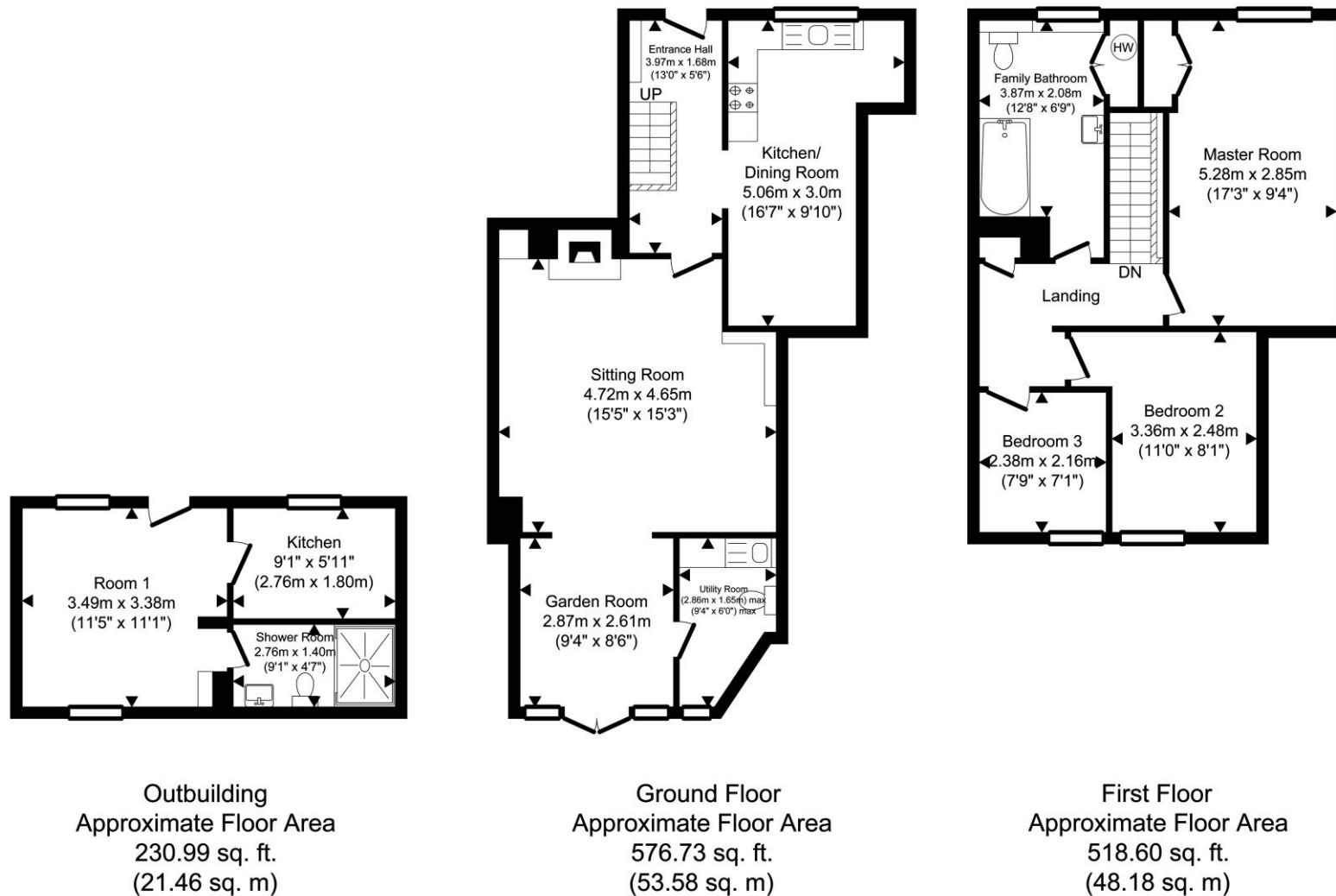
EPC RATING: N/A.

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

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.

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TOTAL APPROX. FLOOR AREA 123.22 SQ.M. (1326.32 SQ.FT.)

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