



**2 Thatched Cottages,
Boxted, Suffolk**

DAVID
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2 Thatched Cottages, Boxted, Bury St Edmunds, Suffolk, IP29 4JP

Boxted is an attractive rural hamlet with fine parish church. The nearby village of Hartest (1 mile) provides a school, pub and butchers. The market town of Sudbury (6 miles) with its comprehensive facilities and commuter rail link to London Liverpool Street lies about (8 miles) south, whilst the cathedral town of Bury St Edmunds with its extensive range of amenities lies about (10 miles) north.

This attractive Grade II Listed country cottage enjoys well-appointed accommodation throughout and offers an abundance of original character including exposed timbers and fireplaces. The cottage also benefits from a spacious garden and off-road parking for many vehicles.

A picturesque Grade II Listed semi-detached cottage enjoying views over neighbouring countryside with generous parking and gardens.

Door to:

SITTING ROOM: A beautiful room with an abundance of original character, in particular the red brick fireplace with Oak bressumer beam over, exposed overhead beams and studwork. Window overlooking the front and door to:

DINING ROOM: A large room with exposed studwork leading to the:

KITCHEN: An attractive vaulted room with a fitted kitchen. There is a range of base units, space for electric oven, plumbing for appliances and window overlooking the garden towards the neighbouring paddocks.

BEDROOM 3/STUDY: Overlooking the front, exposed studwork and exposed brick fireplace.

Side lobby: Leads to the garden.

BATHROOM: Comprising bath, WC and wash hand basin.

First floor

LANDING: Exposed timbers and doors to:

BEDROOM 1: A beautiful light room with an abundance of original character overlooking the front garden and neighbouring farmland.

BEDROOM 2: Exposed timbers. Overlooking the front garden.

Outside

The property sits in a slightly elevated position set back from the road.

To the front of the property is **OFF-ROAD PARKING** for many vehicles and the garden is mainly to the side. The garden is enclosed by a fence and is laid to lawn with flower beds. There are two storage sheds that are located to the rear and the property enjoys charming views over neighbouring countryside.

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

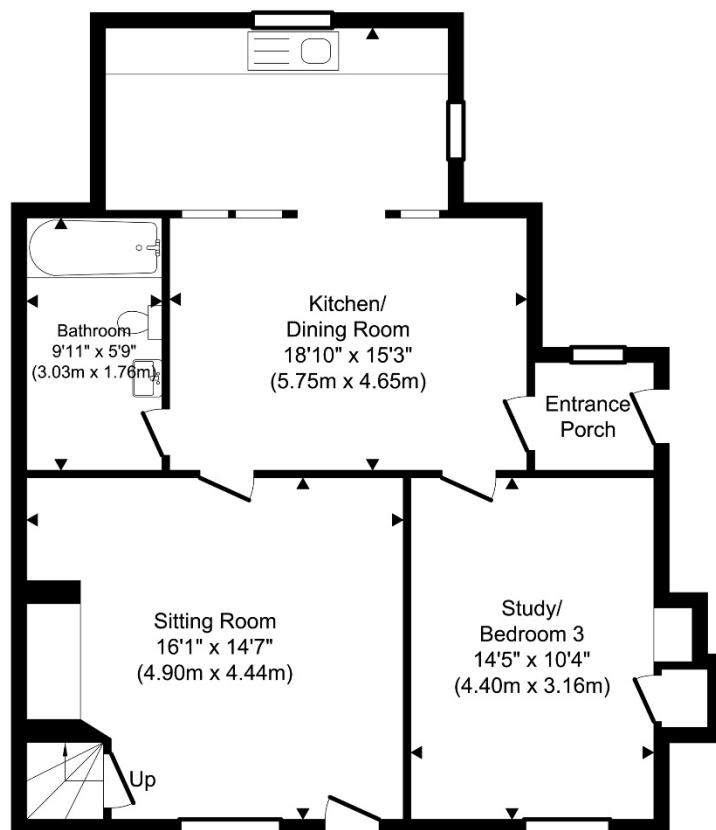
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

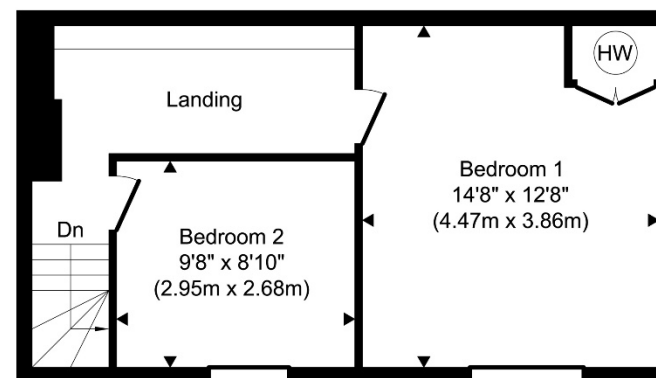
WHAT3WORDS: animals.grapevine.hill

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
781.99 sq. ft.
(72.65 sq. m)



First Floor
Approximate Floor Area
389.97 sq. ft.
(36.23 sq. m)

TOTAL APPROX. FLOOR AREA 1171.91 SQ.FT. (108.88 SQ.M.)

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