



DAVID  
BURR

Box River House  
Broad Street, Boxford

# Box River House, 1 Broad Street, Boxford, Sudbury, Suffolk, CO10 5DX

Set immediately adjacent to the historic Church of St Mary in the heart of Boxford, this distinctive Grade II listed four-bedroom residence enjoys a prime central village position with picturesque views. Behind its charming rendered façade, adorned with climbing roses and an elegant triple-bay window, the property extends to approximately 1,650 sq ft and is arranged over three thoughtfully configured floors. The handsome Georgian frontage sets the tone for a home that effortlessly blends period character with carefully considered modern enhancements.

The principal reception space is a beautifully proportioned dual-aspect sitting room, filled with natural light from sash windows to both front and side elevations, complemented by recently installed secondary glazing. A central fireplace with inset wood-burning stove creates a warm focal point, while fitted bookshelving adds both practicality and charm. This inviting room flows seamlessly into an entrance hall, where a staircase rises to the upper floors.

At the heart of the home lies the impressive open-plan kitchen/dining/breakfast room, designed with both everyday living and entertaining in mind. This wonderfully light-filled space benefits from a dual aspect, including a striking triple-bay sash window, south-facing double doors, and a skylight framing views of the parish church. Finished with exposed wooden flooring, LED spotlighting, and secondary glazing, the room enjoys direct outlooks over the established gardens. The ground floor is further enhanced by the entry hall with eye-catching checkerboard flooring, alongside a utility room and cloakroom.

The first floor offers three well-proportioned double bedrooms arranged off an L-shaped landing. The principal bedroom features a large closet and as a recently installed en-suite shower room finished to a high specification. A separate family shower room serves the remaining bedrooms and includes a generous double-width shower with Aqualisa fittings. Several rooms enjoy charming views towards the church. The second floor provides a versatile fourth bedroom, currently used as a home office, showcasing exposed timbers and enjoying elevated, south-west facing views.

Externally, the property benefits from tandem private parking via a single driveway and established gardens enclosed by mature hedging and well-stocked borders, offering complete privacy and a tranquil setting.



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. oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** The property is Grade II Listed.

**WHAT3WORDS:** glory.different.rebounder

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

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

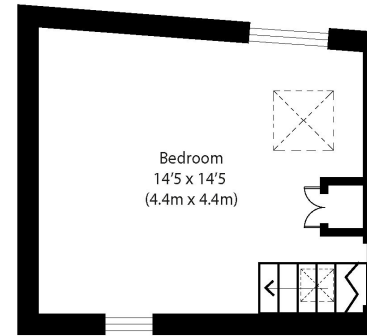
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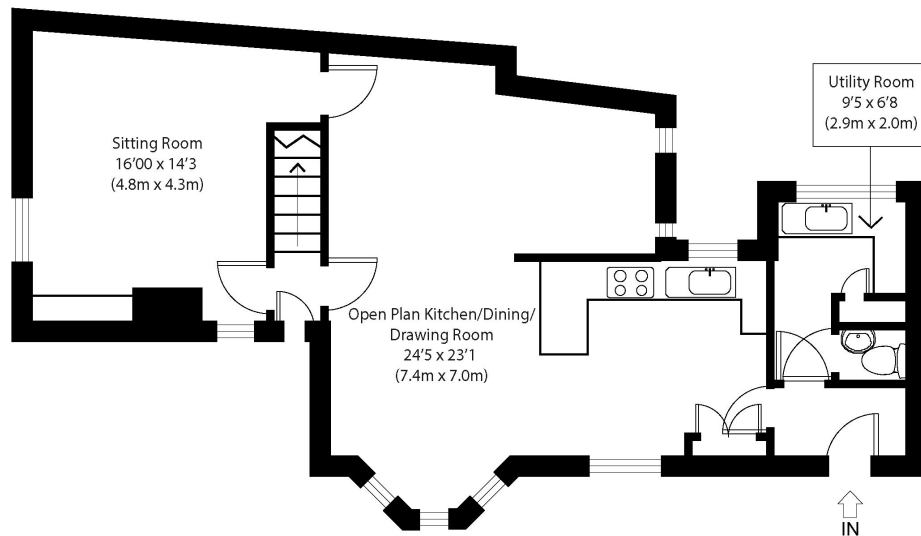


# Approximate Gross Internal Area 1645 sq ft (153 sq m)

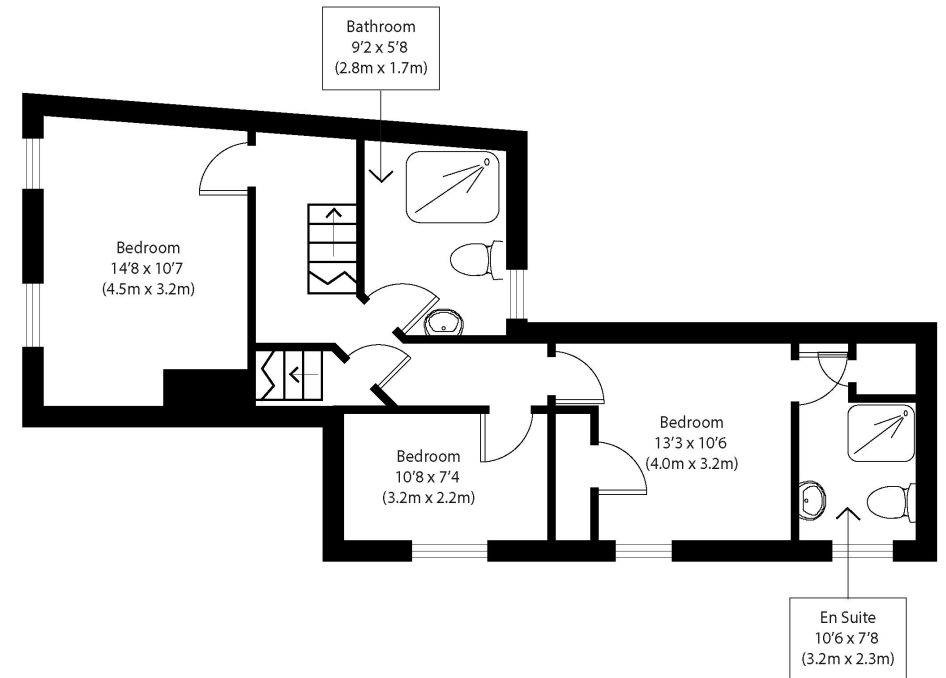
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Second Floor



Ground Floor



First Floor



