



DAVID
BURR

Swan Street
Boxford, Suffolk

Mary's House, 5 Swan Street, Boxford, Suffolk, CO10 5NZ

Mary's House is a charming early 19th century cottage, constructed from attractive gault brick and distinguished by its elegant curved frontage, occupying a prominent position in the heart of the highly sought-after village of Boxford. Rich in character and period detail, the property features exposed timberwork along the right-hand wall of the sitting room together with fireplaces in both the sitting room and dining room, creating warm and inviting reception spaces.

The well-proportioned accommodation is arranged over two floors and comprises a welcoming sitting room, separate dining room, kitchen and ground floor cloakroom. On the first floor are two front facing bedrooms, and a very useful dressing/hobby room as well as a family bathroom.

To the rear is a small enclosed walled garden, providing a private and easily maintained outdoor space ideal for al fresco dining or quiet enjoyment with a pleasant outlook that also frames the church. An alleyway to the side leads from Swan Street to the rear garden and also provides access for the neighbouring property.

The property is offered to the market chain free, presenting an excellent opportunity for an un-encumbered purchase.

The property is in need of significant refurbishment/modernisation and would make a wonderful purchase for someone looking for such a project.

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| • Distinctive curved frontage cottage close to village centre | Enclosed walled rear garden |
| • Early 19th century cottage with character features | Offered to the market chain free |
| • Two reception rooms providing versatile living space | Easy access to local amenities |
| • Two bedrooms and dressing room | Attractive outlooks |
| • First floor bathroom and Ground floor cloakroom | Exposed timberwork to the sitting room |



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, a the beautiful St Mary's Church, village shops, butchers, post office and popular public houses, village café, the oldest garage in Suffolk and a village hall, together with an active programme of community events.

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

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, making Mary's House particularly appealing for those seeking village living with commuter accessibility.

AGENTS NOTE: The property is Grade II listed and currently utilised as a community hub.

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 exempt from requiring an EPC for sale purposes due to its listed status.

WHAT3WORDS: plates. reconnect. Managers

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

COUNCIL TAX BAND: The property is currently de-registered for council tax. This will alter when purchased as a residential dwelling.

VIEWING: Strictly by prior appointment only through DAVID BURR.

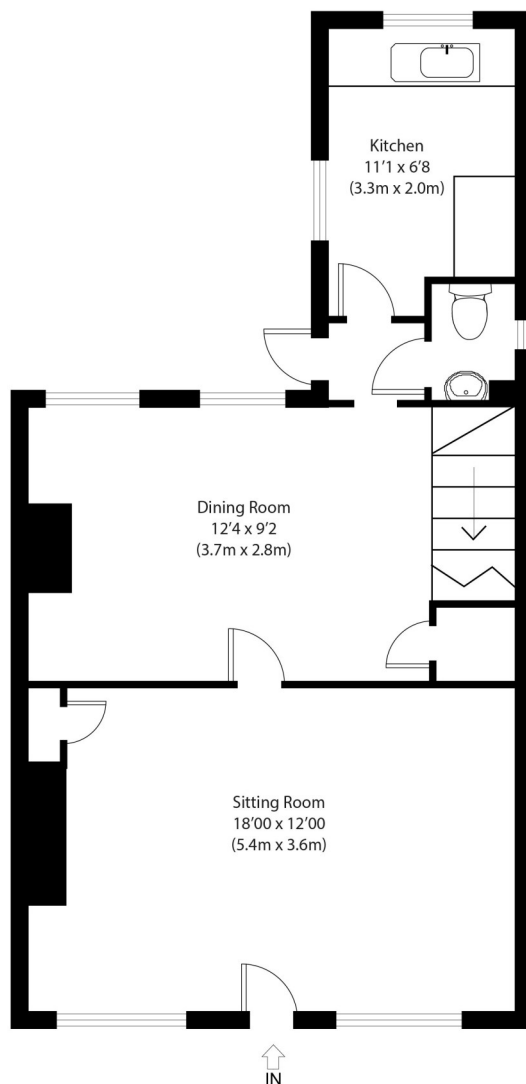
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.

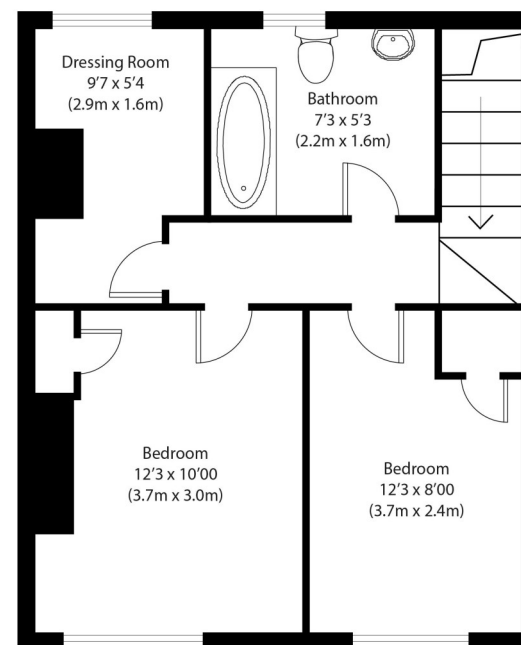
Approximate Gross Internal Area 870 sq ft (81 sq m)

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.photohausgroup.co.uk

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Ground Floor



First Floor

