



DAVID  
BURR

Holbrook Barn Road  
Boxford, Suffolk

# 15 Holbrook Barn Road, Boxford, Suffolk, CO10 5HU

An impressive four-bedroom (one en-suite) detached residence, occupying an elevated position within a thoughtfully designed and highly regarded development in the sought-after Suffolk village of Boxford. Extending to approximately 1,800 sq ft, the property has been subject to a comprehensive programme of improvement during the current owners tenure, resulting in a well presented and versatile home ideally suited to modern family living. Benefiting from UPVC woodgrain-effect double glazing throughout, the accommodation is arranged over two floors and is approached via an entrance door which opens into an attractive and welcoming entrance hall.

The ground floor offers two well-proportioned reception rooms, including a dual-aspect sitting room with casement windows to the front and double doors opening onto the rear garden, creating an abundance of natural light. A separate dining room provides excellent flexibility, with potential to be incorporated into the generous kitchen/breakfast room, which is fitted with granite effect work surfaces and a stable door leading to the outside. A cloakroom completes the ground floor accommodation. To the first floor, four generously sized double bedrooms are arranged off a central landing, including a principal bedroom with en-suite shower facilities. The property further benefits from oak internal doors and attractive outlooks to both the front and rear.

Occupying one of the largest plots within the development, the property enjoys ample outdoor space, complemented by a garage, generous private driveway parking, gated side access and a detached home office equipped with light, power and broadband connectivity, ideal for remote working.

Detached four-bedroom family home (one en-suite)

Approximately 1,800 sq ft of well-balanced accommodation

Elevated position within a small, well-planned development

Located in the highly sought-after village of Boxford

Comprehensive programme of recent improvements

Spacious dual-aspect sitting room with garden access

Separate dining room with potential for open-plan living

Generous kitchen/breakfast room with granite effect surfaces

Four well proportioned double bedrooms

Principal bedroom with en-suite shower room

Oak internal doors throughout

One of the largest plots on the development

Garage, private driveway parking and gated side access

Detached home office with power, light and broadband connectivity



Boxford is widely regarded as one of Suffolk's most desirable villages, offering a charming blend of period character, community spirit and everyday convenience. The village provides a range of amenities including a well-regarded primary school, village shop, pubs, and local services, while also benefiting from excellent access to nearby market towns such as Hadleigh and Sudbury. The surrounding countryside is particularly attractive, with rolling landscapes and scenic walks contributing to a high quality of life.

The location offers an appealing balance between rural tranquillity and connectivity, with convenient transport links to Colchester and Ipswich, both providing mainline rail services to London Liverpool Street. This makes the property particularly attractive to those seeking a village lifestyle without compromising on accessibility for commuting or wider travel.



**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:** D

**WHAT3WORDS:** foal.valve.furniture

**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.

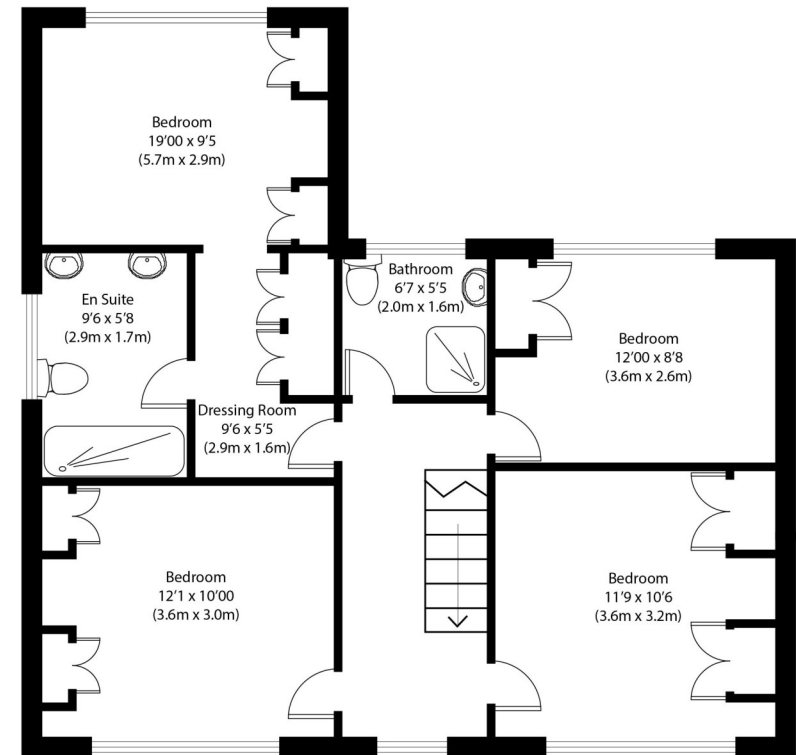
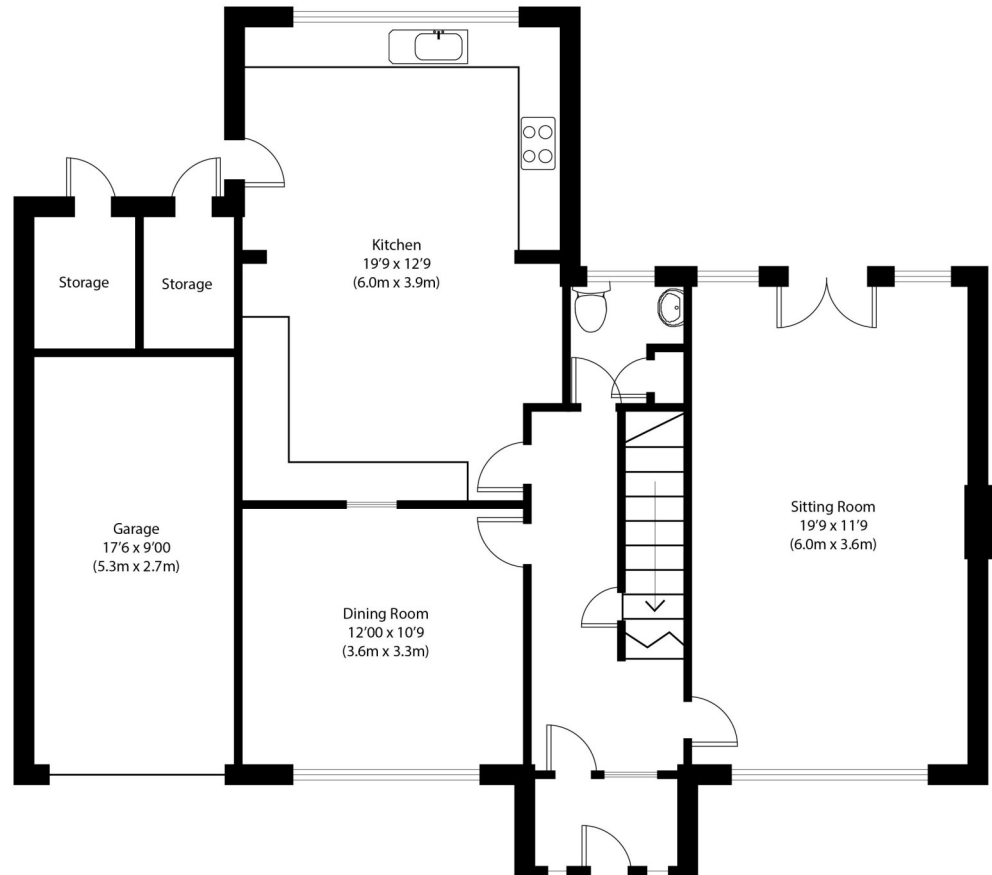
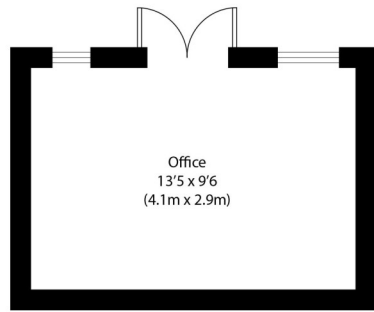
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No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Gross Internal Area  
 Main House 1785 sq ft (166 sq m)  
 Outbuilding 130 sq ft (12 sq m)  
 Total 1915 sq ft (178 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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