



1 JUBILEE COTTAGE

Boxford | Suffolk



Chapman Sticks

1 JUBILEE COTTAGE, CALAIS STREET, BOXFORD, SUFFOLK, CO10 5JA

Boxford village centre - 1 mile

Hadleigh - 4.5 miles

Sudbury - 7 miles

Colchester Station - 11 miles

- Front porch • Sitting room • Kitchen / Dining room •
- Rear lobby • Shower room • Two double bedrooms •
- Bathroom • Private rear garden • Off-road parking •
- Attractive semi-rural setting •

The Property

Built in 1935, 1 Jubilee Cottage is a charming period cottage occupying an elevated, semi-rural position which has much appeal.

Commissioned by the current owners, the cottage has been comprehensively improved and updated, which includes re-wiring, plumbing and a modernised fitted kitchen / dining room. Further recent cosmetic upgrading includes the stylishly refitted ground floor shower room and the first-floor bathroom, which serves the two double bedrooms.

Similarly to the well-proportioned front sitting room, the main bedroom provides far-reaching views over undulating countryside to the front. Bedroom two and the bathroom directly overlook the large rear garden with woodland beyond the far eastern boundary.

The cottage is set well back in its generous plot, providing ample off-road front parking with an adjacent front lawn defined by hedging and timber post and rail fencing. Access to one side leads onto an area of Indian sandstone, which abuts the main lawn. The lawn extends to a further rear patio area and an ornamental pond.

A BEAUTIFULLY PRESENTED COTTAGE OCCUPYING A GENEROUS PLOT OF SOME 0.15 ACRES WITH FAR-REACHING RURAL VIEWS



Location

Located some 1 mile to the east of the village centre, Boxford is a very popular village, offering a wide range of amenities including local shops and post office, doctor's surgery, two pubs, and primary school. The 36-hole Stoke-by-Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke-by-Nayland.

Services

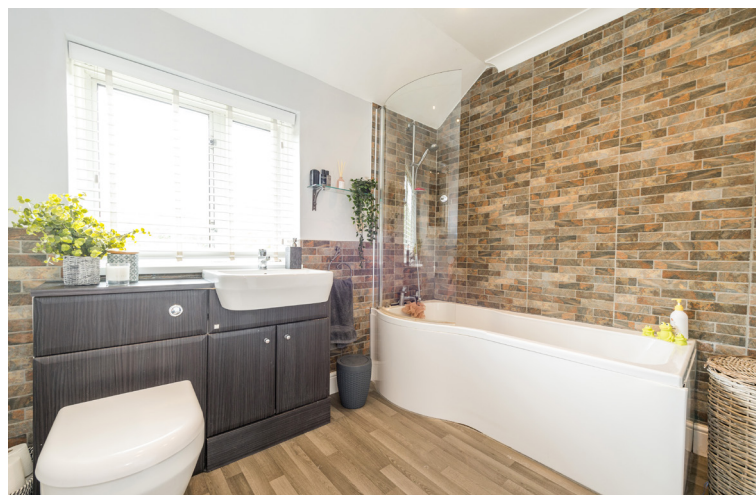
Mains water, electricity and drainage are connected. Oil-fired heating.

Local Authority and Council Tax

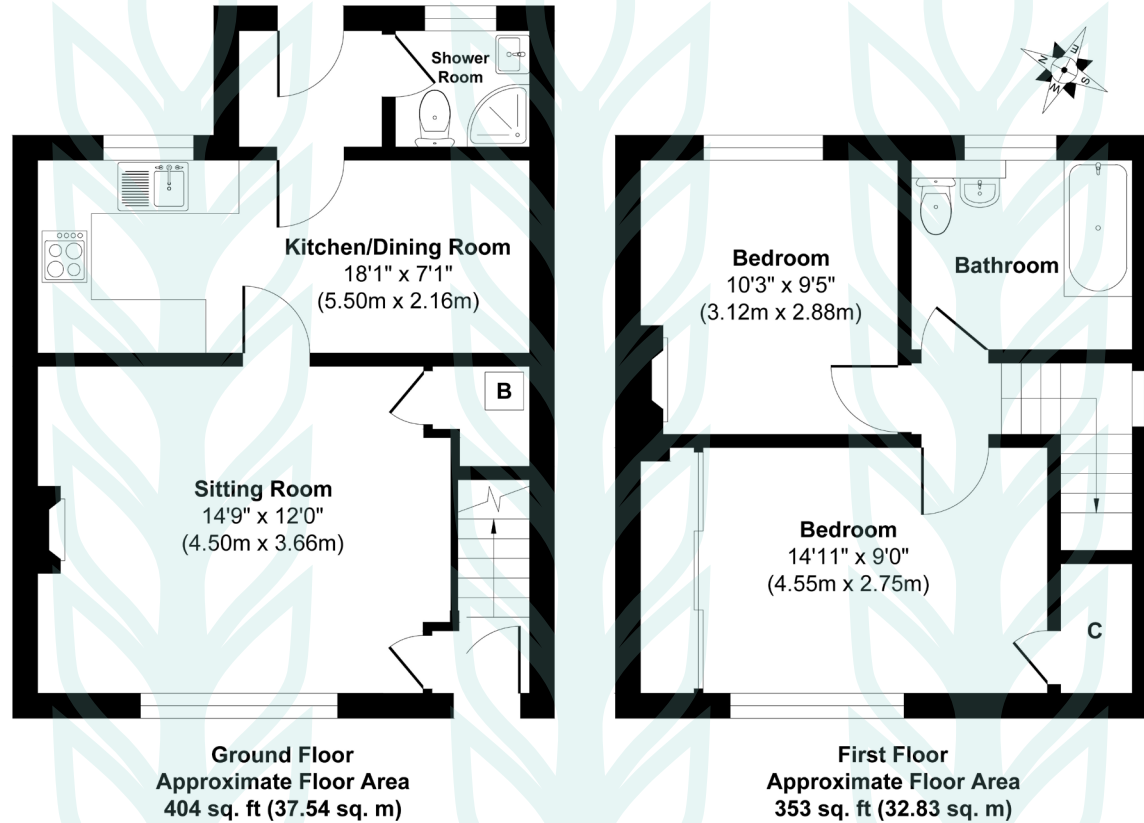
Babergh & Mid Suffolk District Council
C (2024)

EPC Rating

Current D (55). Potential B (80)

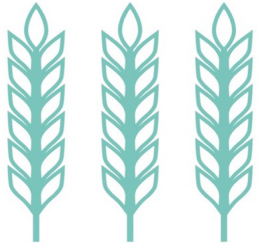


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Approx. Gross Internal Floor Area 757 sq. ft / 70.37 sq. m.

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