The Street, Boxted

Sheridans

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Guide Price £475,000

Believed to date from the late 19th Century, this charming period cottage was originally constructed as two farm workers' cottages and has since been thoughtfully combined to create a delightful family home. Built of traditional red brick beneath a tiled roof, the property has been sympathetically refurbished over the years, resulting in bright, airy and immaculately presented accommodation that successfully blends character features with modern comforts.

The versatile accommodation comprises three reception rooms, including a beautifully appointed sitting room created from the conversion of former brick outbuildings in 2005. This stunning room features a vaulted beamed ceiling, log-burning stove and a door opening directly onto the garden, perfectly connecting the indoor and outdoor living spaces. The kitchen forms the heart of the home and is fitted with a comprehensive range of units complemented by preparation work surfaces. There is a freestanding cooker and dishwasher, whilst a doorway leads through to the dining room, creating a wonderful social space for both formal dining or family gatherings. A family room provides further versatile living space creating a cosy retreat ideal for relaxation and quiet evenings away from the main living areas, whilst also offering potential to serve as an additional bedroom if required. The utility area provides further storage and appliance space, enhancing the practicality of the accommodation.

To the first floor are three well-proportioned bedrooms served by a family bathroom. Throughout, the property retains a wealth of period features including exposed beams, brickwork, wooden flooring, latch doors and attractive fireplaces.

Occupying a calm and tranquil setting within this popular village, the property enjoys easy access to nearby amenities whilst offering a wonderful sense of privacy. The beautifully maintained gardens create a true gardener's paradise, complementing the character and charm of this exceptional house

Outside
The property is set behind an attractive flint and brick boundary wall, with a wrought iron gate opening onto a pathway leading to the front entrance. To the side, a substantial gravelled driveway enclosed by double gates provides generous off-road parking and access to the rear gardens.

The private rear gardens are a particular feature of the property, predominantly laid to lawn and interspersed with an abundance of established plants, shrubs and specimen trees. Attractive gravel pathways and seating areas are thoughtfully positioned throughout the garden, enhancing both its character and enjoyment. To the rear of the garden, a useful workshop benefits from power and lighting, alongside a garden shed providing excellent storage. In addition, there is a charming two-storey timber playhouse, creating a delightful space for children to enjoy and explore. Two patio terraces provide excellent spaces for outdoor entertaining, one adjacent to the house and a second positioned towards the end of the garden overlooking the central lawn. The oil tank is discreetly screened to the side of the property.

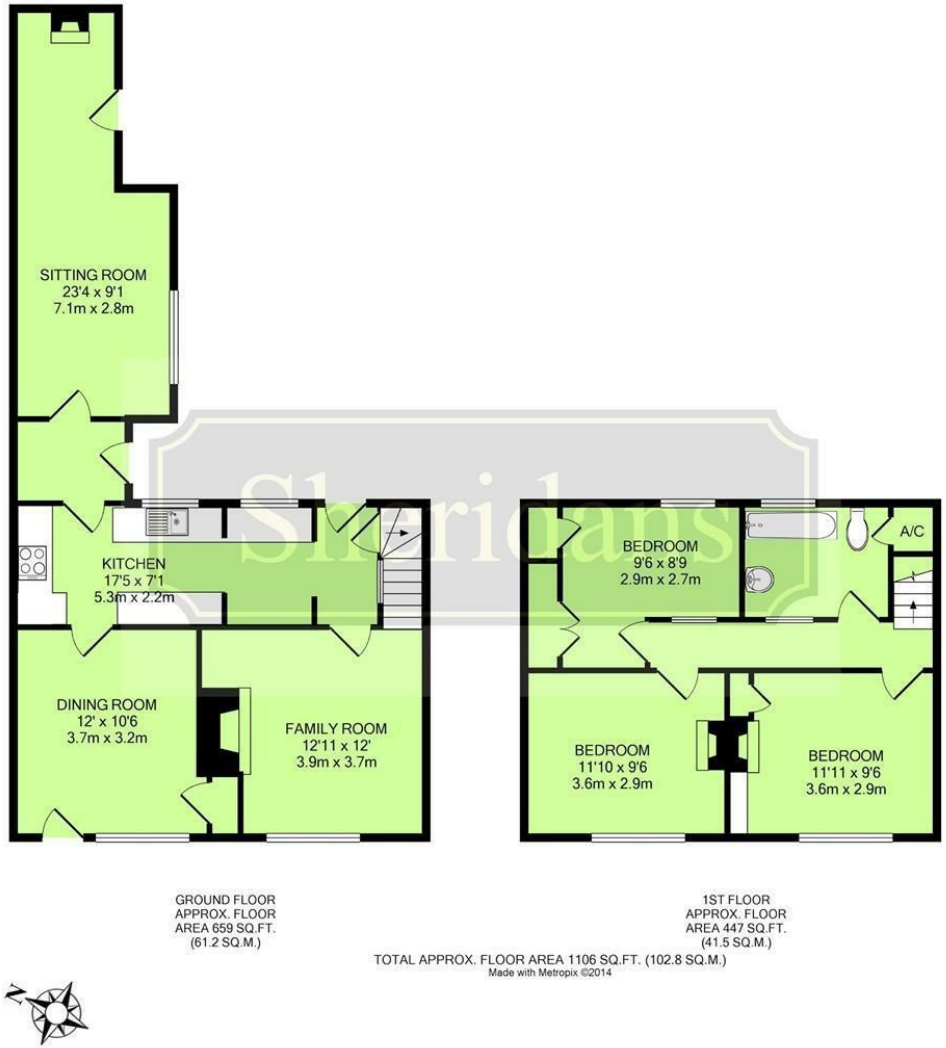
Location
Boxted is a charming rural hamlet set amongst the rolling Suffolk countryside, offering an enviable balance of peaceful village living and accessibility. The nearby village of Hartest, approximately one mile away, provides a well-regarded primary school, village pub and traditional butcher, while the surrounding area offers a wealth of scenic walks and country pursuits. The property is conveniently positioned for the market town of Sudbury, approximately 8 miles to the south, which offers a comprehensive range of shopping, leisure and everyday amenities, together with a mainline rail service to London Liverpool Street. The historic cathedral town of Bury St Edmunds lies around 10 miles to the north and provides an excellent selection of retail, dining, cultural and educational facilities, making Boxted an ideal location for both commuters and those seeking a quintessential Suffolk lifestyle.

Directions
3 What Words ///rejoined.noses.flitting

Services
Mains water, draining and electricity connected. Oil fired central heating.

- Charming cottage
- 3 reception rooms
- Host of period features
- Upstairs bathroom
- Immaculately presented
- Versatile accommodation
- Stunning gardens
- Off road parking
- Popular location
- Easy access to amenities

Council Tax: Babergh Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk (Source Gov.uk)



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.