



LYNNFIELD

Boxford | Suffolk



Chapman Stickels

LYNNFIELD, BUTCHERS LANE, BOXFORD, SUFFOLK, CO10 5EA

Colchester – 14 miles (London Liverpool Street from 48 minutes)
Manningtree – 10 miles (London Liverpool Street from 59 minutes)
Ipswich – 7 miles

- Reception hall • Sitting room • Open plan kitchen / dining room • Study •
- Four bedrooms • Three bathrooms • Off road parking • Double garage •
- Gym and Workshop • Plunge pool • In all 0.736 acres (sts) •

The Property

NO ONWARD CHAIN – Lynnfield is a beautifully presented detached family home which underwent extensive renovation in 2013 which was carried out by local award-winning builders Maple. This impressive house is located in arguably one of the most desirable settings Boxford has to offer, and stands within a mature plot of approximately three quarters of an acre.

The house is approached via a private drive, and through the front door into a reception hall with the versatile ground floor accommodation set around it. The sitting room is an inviting room featuring a fireplace with stone hearth and surround, with inset log burner. Adjacent to the sitting room is a study which could easily serve as a fifth bedroom should it be required.

Further down the hall is a stunning open plan kitchen / dining room with views over the garden, and French doors leading out to the sun terrace lying immediately to the rear. The modern and stylish kitchen is fully equipped with various base and eye level units and worktops and includes integrated electric hob and oven, an AEG dishwasher, and a water softener. Within the kitchen, a useful Utility cupboard provides plumbing for a washing machine and space for a tumble dryer, and the boiler which provides the oil fired central heating system. This room benefits from having underfloor heating throughout.

Adjacent to the kitchen is a double bedroom with built in wardrobes, and enjoys pretty views of the garden and orchard. A downstairs shower room is conveniently located in the room next door making this an ideal independent space for guests or multi-generational living.

On the first floor, a landing with airing cupboard and loft access leads to three spacious bedrooms, all of which enjoy undisturbed garden and countryside views and a family bathroom. The principal suite similarly enjoys fabulous views with a Juliette balcony and offers an en-suite shower room and built-in wardrobes.

Outside the stunning garden wraps around the house with a large, well-kept expanse of lawn combined with other areas of interest such as an orchard boasting an array of mature fruit trees to include Green Gage, Cherry, Apple, Pear and Quince which is surrounded by a pretty area of meadow, and an enclosed vegetable patch.

Towards the back of the plot is a heated plunge pool with decking area, and a sizeable outbuilding providing plenty of storage and a useful workshop facility. The end section of this outbuilding is currently serving as a Gym but lends itself to many other uses. A driveway provides ample off-road parking, with a double garage offering a large storage space above.

A FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A SECLUDED POSITION CLOSE TO THE HEART OF BOXFORD



Location

Located a short walk from the village centre, Boxford is a popular village which also favours the commuter, offering a wide range of amenities including local shops and post office, two pubs, and a 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

Electricity and private drainage connected. Oil-fired central heating to radiators and part underfloor heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.
Band E (2026)

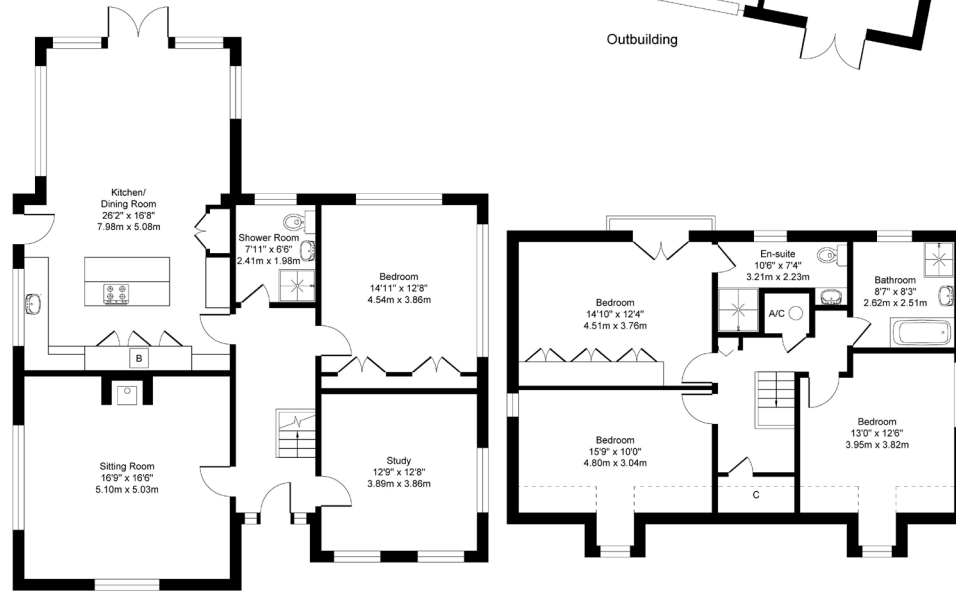
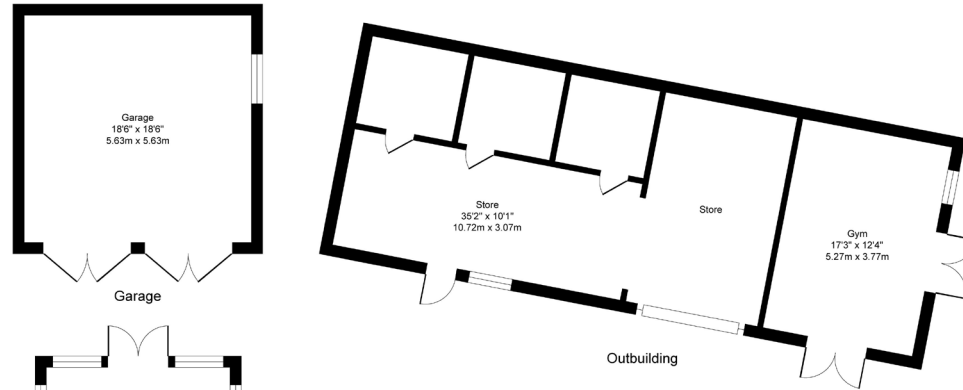
EPC Rating

Current E (51) Potential B (81)



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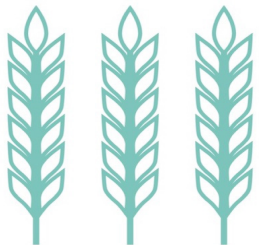
Approximate Floor Area
 Main House - 1975 sq. ft / 183.45 sq. m
 Garage - 341 sq. ft / 31.69 sq. m
 Outbuilding - 830 sq. ft / 77.10 sq. m



Ground Floor

First Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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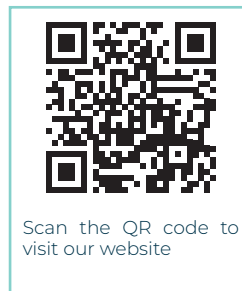
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