



DAVID
BURR

4 Swan Street
Boxford, Suffolk

4 Swan Street, Boxford, Sudbury, Suffolk, CO10 5NZ

A charming Grade II listed two-bedroom mid-terrace period cottage, occupying a highly desirable central village position within the much-regarded Suffolk parish of Boxford. The accommodation is arranged via a welcoming entrance hall, leading to two generously proportioned reception rooms, both rich in period character. The principal sitting room offers a double hung sash window to the front elevation, complemented by an attractive exposed brick fireplace and exposed ceiling timbers, creating a warm and inviting focal point. Adjoining is the well-proportioned dining room, also benefitting from a front-facing sash window, making it ideally suited to both everyday living and entertaining.

To the rear of the property is a useful utility hall with staircase rising to the first floor, alongside a fitted cloakroom and a kitchen providing tiled flooring and practical workspace. The staircase leads to a split-level first-floor landing, giving access to two double bedrooms, both enjoying good ceiling heights and period charm, together with a separate family bathroom. Further internal features include traditional Suffolk latch doors, enhancing the cottage's historic appeal. The property benefits from mains water, mains drainage, electricity, and oil-fired central heating.

Externally, the cottage enjoys an enclosed rear garden with gated side access, offering a private and manageable outdoor space. A versatile outbuilding provides useful storage or potential for alternative uses, subject to requirements. The property is understood to be offered to the market with no onward chain, presenting an excellent opportunity for owner-occupiers or purchasers seeking a character home in one of Suffolk's most desirable villages.

Boxford is a highly sought after village set within the beautiful Stour Valley, celebrated for its picturesque surroundings and vibrant community. The village offers a range of everyday amenities including a village shops, butchers, public houses, medical practice, primary school, and sports facilities, all within easy reach of the property. A strong sense of local identity is fostered through regular events, clubs, and societies.

The village is well positioned for access to the market towns of Sudbury, Hadleigh, and Lavenham, while further amenities and mainline rail services can be found at Colchester, providing direct connections to London Liverpool Street. Surrounded by open countryside, the area offers excellent opportunities for walking, cycling, and outdoor pursuits, making it ideal for those seeking a balance between rural living and connectivity.



- Charming Grade II listed two-bedroom mid-terrace period cottage
- Prime central village location within the highly regarded Suffolk parish of Boxford
- Welcoming entrance hall leading to two generous reception rooms rich in period character
- Principal sitting room featuring a plenty of period character
- Well-proportioned dining room, ideal for everyday living and entertaining
- Kitchen with tiled flooring, rear utility hall and fitted cloakroom,
- Split-level first-floor landing providing access to accommodation
- Two double bedrooms with good ceiling heights and retained period charm
- Separate family bathroom on the first floor
- Traditional Suffolk latch doors and oil-fired central heating, with mains water, drainage, and electricity
- Enclosed rear garden with gated side access and a versatile outbuilding
- Offered with no onward chain, set within a vibrant village community with excellent local amenities and surroundings

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 Listed and therefore exempt from requiring an EPC for sale purposes.

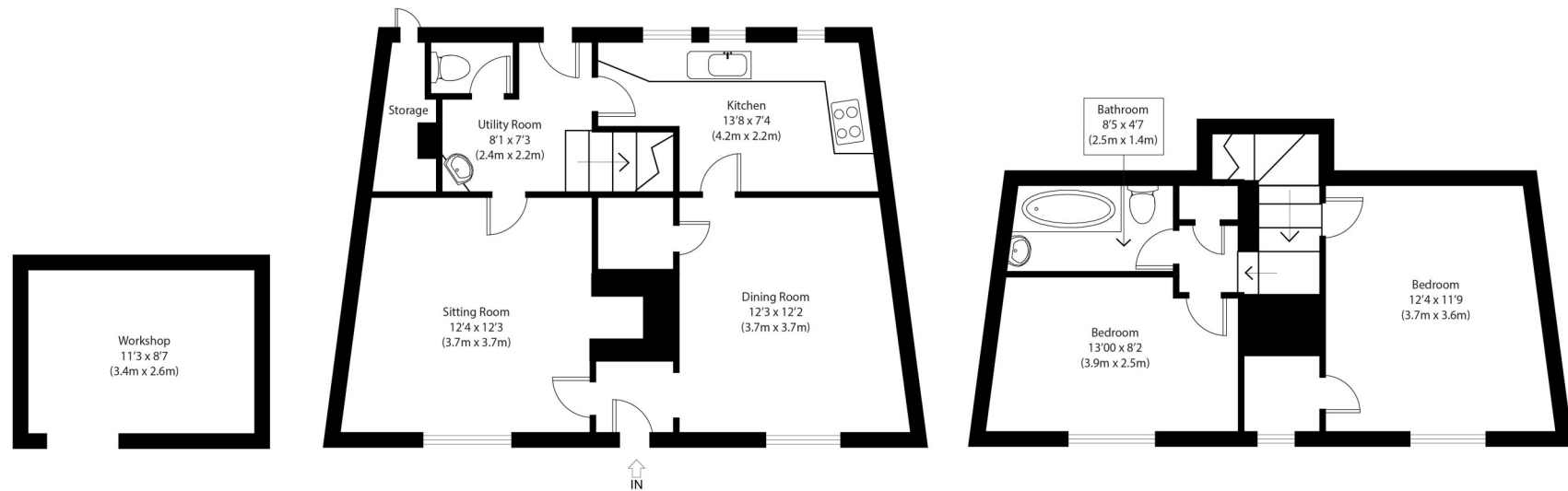
WHAT3WORDS: campsites.upon.showdown

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

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.



Ground Floor

First Floor

Approximate Gross Internal Area
Main House 980 sq ft (91 sq m)
Outbuilding 100 sq ft (9 sq m)
Total 1080 sq ft (100 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



