



KILN COTTAGE

Boxford



Suffolk



Chapman Sticks

KILN COTTAGE STONE STREET BOXFORD CO10 5NR

A SECLUDED DETACHED BUNGALOW SITUATED IN A HAMLET CLOSE
TO BOXFORD WITH STUNNING SOUTHERLY VIEWS

Boxford – 0.7 miles

Hadleigh – 5 miles

Sudbury - 7 miles

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- Porch • Entrance hall • Dining room • Living room • Study/bedroom 3 •
 - Conservatory • Kitchen/breakfast room • Utility room • Cloakroom •
 - 2 double bedrooms (both with ensuite shower) • Garage •
 - Outbuildings • Off-road parking • Secluded mature gardens •





Property

Kiln Cottage is believed to date back to the 1930s and is located on the edge of Stone Street, a popular hamlet just a short distance from the notable village of Boxford. Backing onto pastureland, the property has recently been decorated and enjoys uninterrupted southerly views.

The bungalow centres around a well-proportioned dining room with feature fireplace. Adjacent is the kitchen fitted with base and eye level units on three walls, and integrated appliances including 5-ring hob, oven, plumbing for a dishwasher and space for a fridge/freezer. Beyond is a sizeable utility room with built-in storage and cloakroom. To the rear of the property is the conservatory and living room with exposed brick fireplace. Both rooms provide uninterrupted views over pastureland. Two double bedrooms with ensuite shower rooms are located to the front of the property, with the master bedroom providing fitted wardrobes. The study/bedroom 3 is located off the dining room.

Outside

Kiln Cottage is set back from the lane behind a mature mixed hedge. To the side is parking for several cars, and a detached single garage with workshop. The private gardens surround the bungalow with well stocked borders and a garden store, with far-reaching views over pastureland.

Location

Stone Street is a hamlet a short distance from the popular village of Boxford. Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, Doctor's Surgery, pub, 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.
Oil-fired heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D

EPC Rating

Current E(49). Potential C(72).

Kiln Cottage, Stone Street, Boxford, CO10 5NR

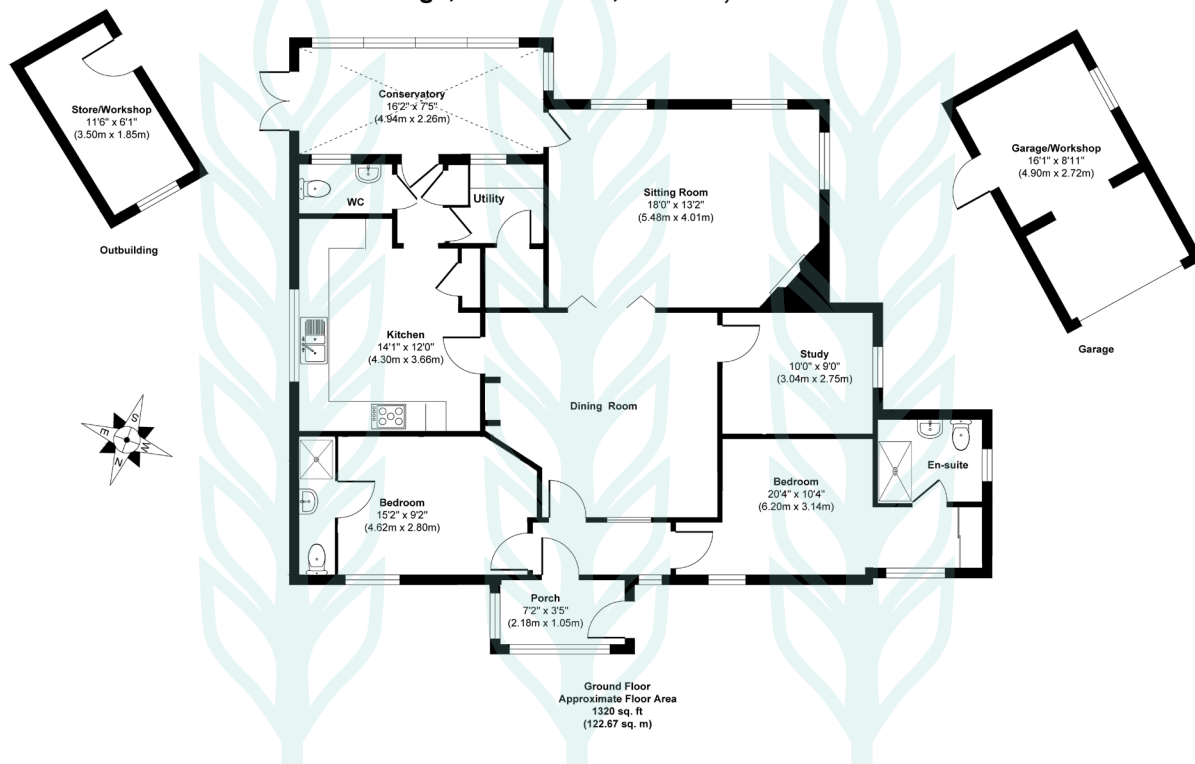


Illustration for identification purposes only, measurements are approximate, not to scale.



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