



20 BROAD STREET
Boxford, Suffolk

Carter Jonas

18-20 BROAD ST, BOXFORD, SUFFOLK, CO10 5DX

– 4 miles Hadleigh
– 6 miles Sudbury
– 9 miles Colchester (Mainline station to London Liverpool St - 48 minutes).

Entrance Hall • Aga kitchen/breakfast room • Day room •
• Sitting room • Utility/boot room • Rear entrance •
Downstairs shower room • Principal bedroom • 4 further
double bedrooms • Family bathroom • Outbuildings •
South facing gardens • Parking

DESCRIPTION

20 Broad St is most likely to date back to the early 16th Century, with incredible features such as exposed honey coloured timbers, fine inglenook fireplaces and owed to the Georgian façade, large sliding sash windows, which floods the property with natural light. The entrance hall provides access to a spacious sitting room with original brick flooring, large inglenook fireplace and tall ceilings displaying fine and detailed beams, this leads through to the open plan Aga kitchen/breakfast room, with island, ample storage and worktop space, with open studwork leading to a day room, and a further downstairs shower room. To the right of the entrance hall is a snug room with log burner, a rear boot room/utility room with rear entrance. Via the main staircase, takes you to a large landing space providing access to the principal bedroom and 4 further bedrooms, with a large family bathroom to serve them.

OUTSIDE

The established and private gardens of about 0.23 of an acre is also a very special feature. An alfresco dining terrace gives way to a central lawn with beautifully stocked flower and shrub beds all of which is fully enclosed and faces due south. There is further wild gardens and orchard, divided by convenient and gated off-road gravelled parking for up to 3 cars, stable block, ideal for conversion/home office or storage. All of this whilst being in the centre of the well served village of Boxford.

A DELIGHTFUL AND SPACIOUS GRADE II LISTED VILLAGE HOUSE OFFERING A PRIVATE SOUTH FACING GARDEN, IN THE CENTRE OF THE PICTURESQUE AND WELL-SERVED VILLAGE OF BOXFORD.



LOCATION

Recently acclaimed within The Times Best Villages list, Boxford offers a good range of amenities including shops, two pubs, a doctors' surgery and a well-regarded primary school. Further nearby amenities include the Stoke by Nayland Golf & Health Club (about 1 mile), as well as excellent restaurants in nearby Stoke by Nayland and Nayland. For the commuter, fastest trains from Colchester (about 10 miles) take from 48 minutes to London's Liverpool Street

ADDITIONAL INFORMATION

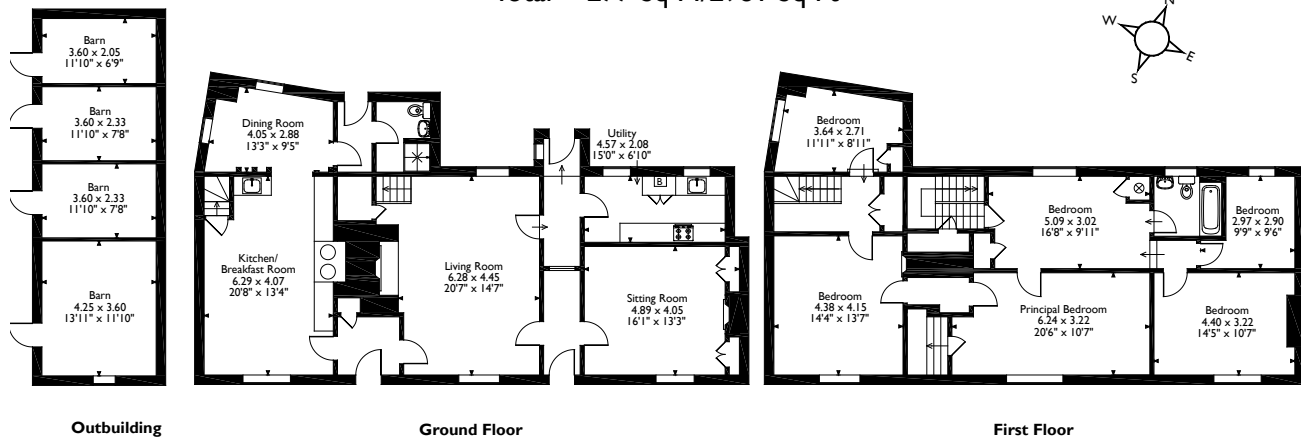
Tenure: Freehold

Services: Oil fired central heating, mains water, electric and drainage

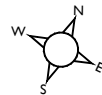
Local Authority: Babergh District council



20 Broad Street, Boxford, Sudbury, Suffolk
 Approximate Gross Internal Area
 Main House = 236 Sq M/2540 Sq Ft
 Outbuilding = 41 Sq M/441 Sq Ft
 Total = 277 Sq M/2981 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Long Melford 01787 882881

suffolk@carterjonas.co.uk
 Little St Mary's, Long Melford, CO10 9LQ

carterjonas.co.uk

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