



Exceptional contemporary house.

The Arc, Boxford Lane, Boxford, Sudbury, Suffolk CO10 5JU

Freehold



Five bedrooms • two bathrooms • kitchen/reception room • utility • studio • double garage and ample parking • garden and terrace • solar photovoltaics and water heating

Local information

The Arc is ideally positioned on the outer edge of Boxford, a pretty and popular village on the Essex/Suffolk border.

The vibrant community has many clubs and societies, and an array of amenities including a 16th century public house, The White Hart, a wine merchant, a family run butcher, village store and hairdresser.

Nearby Sudbury (6.3 miles), the birthplace of Thomas Gainsborough, provides a further range of shopping and cultural amenities including The Quay Theatre.

The ancient Roman town of Colchester (12.3 miles), the oldest recorded town in England, has a more extensive range of shopping, educational and recreational facilities. Direct trains to London Liverpool Street take from 46 minutes.

Education provision in the area are excellent in both the state and independent sector including Littlegarth Prep School and Ipswich School.

All times and mileages are approximate.

About this property

The Arc is a striking property, which was designed by our clients in an ecologically sensitive way, making use of solar photovoltaic and thermal panels.

The spacious property is designed with curved walls,

focusing on the low maintenance garden. French windows from the bedrooms and kitchen/reception room lead on to the south facing terrace.

The vaulted entrance hall leads to the impressive kitchen/reception room, which has been designed to a high specification; high ceilings and floor to ceiling windows create a fantastic sense of space. Polished concrete floors flow throughout the majority of the house.

The principal bedroom has a wonderful, partially vaulted ceiling, wood burning stove and an en suite bathroom, with separate shower. Three south facing bedrooms benefit from a useful mezzanine level and French windows on to the terrace; a further double bedroom overlooks the lawn.

The Arc has a delightful garden with a terrace and a pond to the south, areas of lawn and mature trees. The property benefits from ample parking, a detached garage and detached studio.

SERVICES

Mains water, electricity and drainage; additional solar photovoltaics and solar thermals.

Tenure

Freehold

Local Authority

Babergh District Council

Viewing

Strictly by appointment with Savills

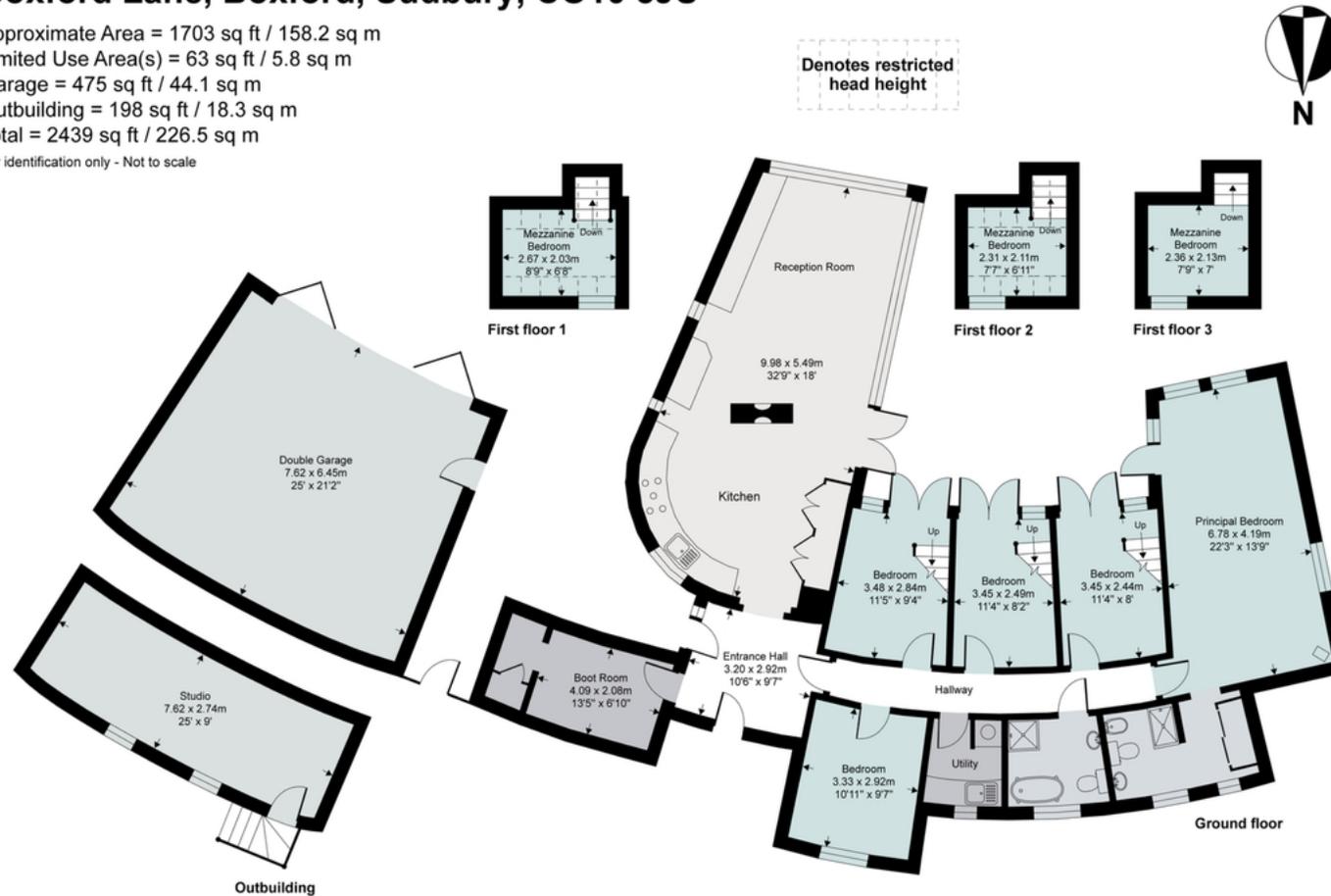




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Approximate Area = 1703 sq ft / 158.2 sq m
 Limited Use Area(s) = 63 sq ft / 5.8 sq m
 Garage = 475 sq ft / 44.1 sq m
 Outbuilding = 198 sq ft / 18.3 sq m
 Total = 2439 sq ft / 226.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2021. Produced for Savills (UK) Limited. REF: 766953

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