



An elegant Georgian fronted village house

Kingsbury House, 29 Swan Street, Boxford, Suffolk, CO10 5NZ

Freehold

savills



5 bedrooms, 3 bath/shower rooms (1 ensuite) • entrance hall • drawing room • dining room • study/playroom • AGA kitchen breakfast room • walled garden, 2 storey outbuilding with planning permission • 2 parking spaces

Local information

Boxford is an attractive and popular village on the Essex/ Suffolk borders. Recognised as being an area of Outstanding Natural Beauty within a designated "Special Landscape Area", it was made famous by the artist John Constable. There are good local facilities including shops, a post office, a doctor's surgery, a renowned butcher, a primary school, a cafe and a pub/ restaurant. Private schooling is well catered for with Littlegarth School in Nayland approximately 6 miles away and Old Buckenham Hall in Brettenham approximately 10 miles away. Kingsbury House occupies a central position in the middle of the village. The market towns of Hadleigh and Sudbury provide further shopping, educational and recreational facilities. There is a very good bus service to Sudbury and Ipswich. The commuter can take advantage of InterCity trains from Colchester which is approximately 12 miles away, together with access to the A12. there are also rains from Sudbury, which is approximately 7 miles, to Marks Tey which joining the mainline services.

About this property

Kingsbury House is an elegant Grade II listed brick fronted house with earlier timber-framed and plastered construction under pitched tiled roofs. The property has a wealth of period features including exposed wooden floors and beams, sash windows and fireplaces. Our clients have

undertaken a major program of external and internal works over the last 2 years. The Aga kitchen/ breakfast room is a light airy room with a large granite topped island housing an electric oven and induction hob. Glazed French doors lead out onto the terrace and garden. There are two formal reception rooms and a study/playroom. On the 1st floor there are 3 bedrooms, one with ensuite shower room and a family bathroom and the second floor offers 2 additional bedrooms with vaulted ceilings and a shower room.

Outside

The south facing walled garden is a particular feature of the house. There is a brick terrace just outside perfect for al fresco dining whilst the rest of the garden is laid mainly to lawn with herbaceous borders on either side and a herb/veg garden at the far end. The two storey brick outbuilding has planning permission for a kitchen/sitting room on the ground level and bedroom/bathroom on the first floor. There are 2 private parking spaces situated off Swan Street.

Services

Mains water, drainage, electricity & oil central heating.

Directions

From Ipswich take the A1071 to Boxford. Take 2nd right for the village. Turn left onto Swan



Street. The property will be found on the left hand side of the road.

Tenure

Freehold

Local Authority

Babergh District Council-Band G

Viewing

Strictly by appointment with
Savills





Kingsbury House, 29 Swan Street, Boxford, Suffolk, CO10 5NZ

Gross internal area (approx) 2976 sq ft

Outbuildings 235 sq ft

Total 3311 sq ft



savills

savills.co.uk

Allison Dunn

Savills Suffolk

01473 234 800

adunn@savills.com

Swan Street, Boxford, Sudbury, CO10 5NZ

Gross internal floor area (approx):

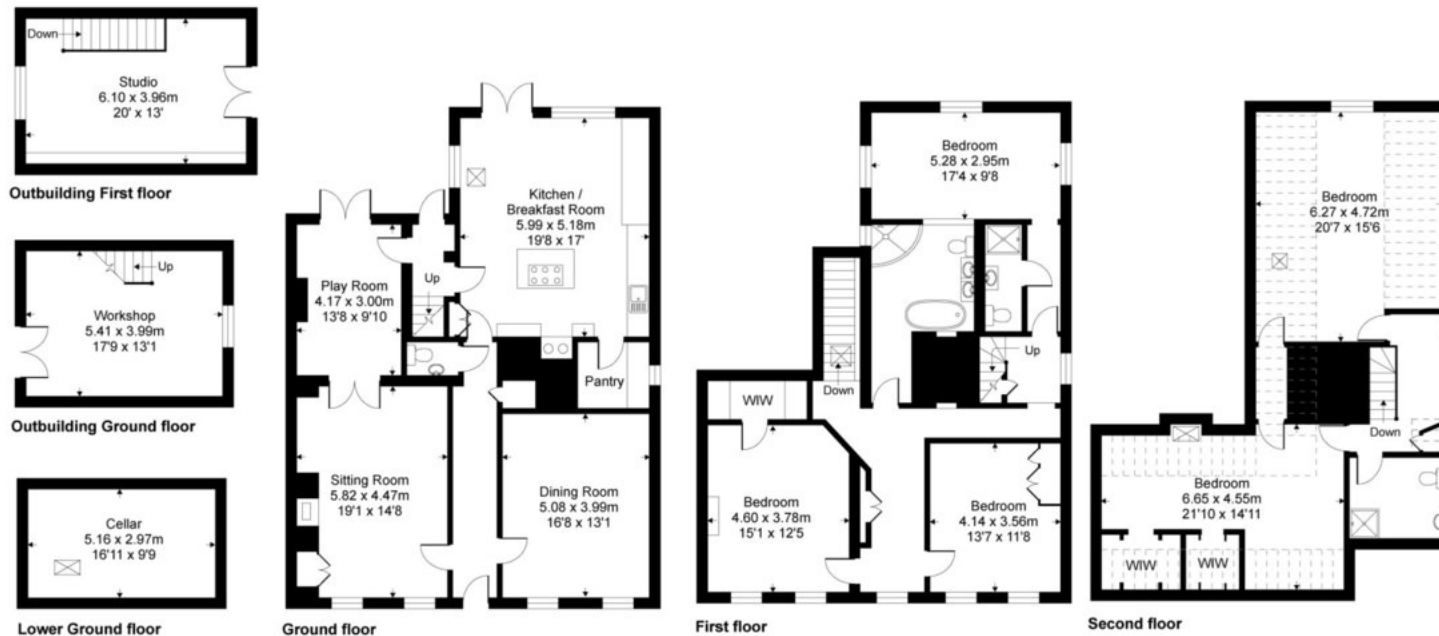
276.5 sq m / 2976 sq ft (Excludes Restricted Head Height & Outbuildings)

For Identification only - Not to scale

Niche Communications



Denotes restricted
head height



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91021140 Job ID: 138160 User initials: AD

