



Pippettes Farm
Boxford, Suffolk

**DAVID
BURR**



Pippettes Farm, Stone Street, Boxford, Sudbury, Suffolk, CO10 5NR

Boxford is a pretty village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include a primary school, shops, public house, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles) the latter with a direct commuter rail service to London Liverpool Street (45/50mins).

A distinctive four bedroom detached mid-century modern chalet style property tucked away within the picturesque hamlet of Stone Street. Set amidst an array of period architecture within a picturesque street scene, a short walk to the centre of the thriving Suffolk village of Boxford. A rarely available, multi-dimensional market opportunity comprising a four-bedroom, two reception rooms principal residence affording a wealth of natural light with recently replaced aluminum double glazed windows and doors in addition to retaining a host of retained features including parquet flooring, original brickwork, an industrial/warehouse style stainless steel fitted kitchen, mid-century family bathroom suite and providing an unspoilt aspect across both front and rear elevations. Further benefits to the property include ample private parking for approximately six vehicles, a secondary vehicular access, a brick paved driveway and west facing garden.

A four-bedroom detached mid-century modern chalet style property enjoying an edge of village location arranged via two distinctive, open aspect ground floor reception rooms, tandem double garage, private off-street parking for approximately six vehicles, a secondary vehicular access and west facing garden.

Panel glazed aluminium framed door opening to:

ENTRANCE HALL: 5' 11" x 2' 9" (1.82m x 0.84m) With parquet flooring throughout, original exposed brick work and panel glazed door opening to:

SITTING ROOM: 17' 4" x 15' 3" (5.29m x 4.67m) Affording a wealth of natural light from the west facing rear aspect enjoying a direct, open plan link with the dining room and kitchen/breakfast room. With recently installed panel glazed screen to front, aluminum framed double glazed casement window range to rear and door opening to the west facing rear terrace and established, well-screened gardens beyond. Parquet flooring and free-standing wood burning stove set on a tiled hearth. Staircase off with glass balustrade rising to first floor and opening to:

DINING ROOM: 12' 0" (9' 0") x 11' 3" (3.68m (narrowing to 2.76m) x 3.44m) Centrally positioned within the linear reception space across the rear of the property with aluminum framed casement window range to rear, affording a westerly aspect, parquet flooring and original brickwork. Peninsular unit with base level storage providing a partition with opening to:

AGA KITCHEN/BREAKFAST ROOM: 15' 7" x 12' 0" (4.75m x 3.68m) Fitted with an extensive range of stainless steel, industrial/warehouse styled base units with surfaces above and further open fronted shelving units. Double stainless steel sink unit with mixer tap above, upstands and aspect across the front gardens. Multiple cooking sources are in the form of a three door oil fired AGA and a four door stoves oven with five ring induction hob over and stoves extraction hood above. Space for a

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Smeg dishwasher, fitted stainless steel single sink with mixer tap above and a central island unit set on a matte finished floor with aluminum framed bi-folding doors set across the rear elevation. Range of LED spotlights.

UTILITY ROOM: 11' 9" x 8' 5" (3.60m x 2.58m) With tiled flooring throughout, space and plumbing for full height fridge and freezer in addition to panel glazed door to outside. Door to:

PANTRY: With extensive range of useful fitted shelving.

HALL: 5' 9" x 4' 11" (1.76m x 1.51m) With tiled flooring throughout and obscured panel glazed door providing direct access to the parking area.

BEDROOM 3 (accessed via inner hall): 13' 6" x 10' 3" (4.12m x 3.13m) Affording a wealth of natural light with window range to front and glass panelled screen to side, parquet flooring, original exposed woodwork, and an extensive range of floor to ceiling fitted wardrobe units.

BEDROOM 4: 10' 4" x 9' 6" (3.15m x 2.92m) With aluminium double glazed window range to front and double doors to full height fitted wardrobe. Parquet flooring throughout.

GROUND FLOOR BATHROOM 1: 9' 0" x 5' 11" (2.75m x 1.81m) Principally tiled and fitted with WC, ceramic wash hand basin within a floating gloss fronted unit with mirror fronted wall unit above. Fully tiled, separate screened shower unit with mounted shower attachment, wall mounted heated towel radiator and matte finished flooring throughout. Obscured glass aluminium framed casement window to side and door to store room with space and plumbing for washing machine and tumble dryer.

GROUND FLOOR BATHROOM 2: 8' 11" x 5' 6" (2.74m x 1.69m) Providing an additional bathroom to serve the ground floor bedrooms and fitted with ceramic WC, wash hand basin within a floating gloss fronted unit with tiling above and mirror fronted wall unit. Fully tiled bath with separately screened shower area, wall mounted heated towel rail and obscured glass aluminium framed window to side.

First Floor

LANDING: With hatch to loft, door to useful eaves storage space and recently renewed flooring.

BEDROOM 1: 16' 1" x 12' 9" (4.91m x 3.91m) A substantial principal bedroom suite with casement window range to front affording an elevated aspect with far reaching views across Stone Street with copse land beyond. Stripped matte finished flooring, door to eaves storage space and LED spotlights.

BEDROOM 2: 12' 10" x 12' 10" (3.92m x 3.92m) With casement window range to rear affording an outstanding aspect across the flourishing, un-overlooked west facing rear gardens. Matte finished flooring throughout and door to eaves storage space.

Outside

The property is approached via a twin five bar gate with a brick paved driveway flanked by lawns with mature hedge line border to the front elevation, fledgling trees and providing both concrete hard standing and brick paved areas with space for approximately six vehicles. Direct access is provided to the:

TANDEM DOUBLE GARAGE: The garage is not included within the let. It will be retained by the Landlords

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The established gardens are one of the properties strongest attributes with a west facing rear terrace providing an ideal entertaining and alfresco dining area with an open aspect across the established grounds with a wealth of mature border planting, central tree line and both vibrant perennial and evergreen planting.

AGENTS NOTES: A public footpath is situated to the southern fringe of the boundary. This is not visible from the gardens or property. Please contact David Burr Leavenheath Ltd for further details.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water, drainage and electricity are connected. Oil fired boiler.

NOTE: None of these services have been tested by the agent.

EPC RATING: E

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

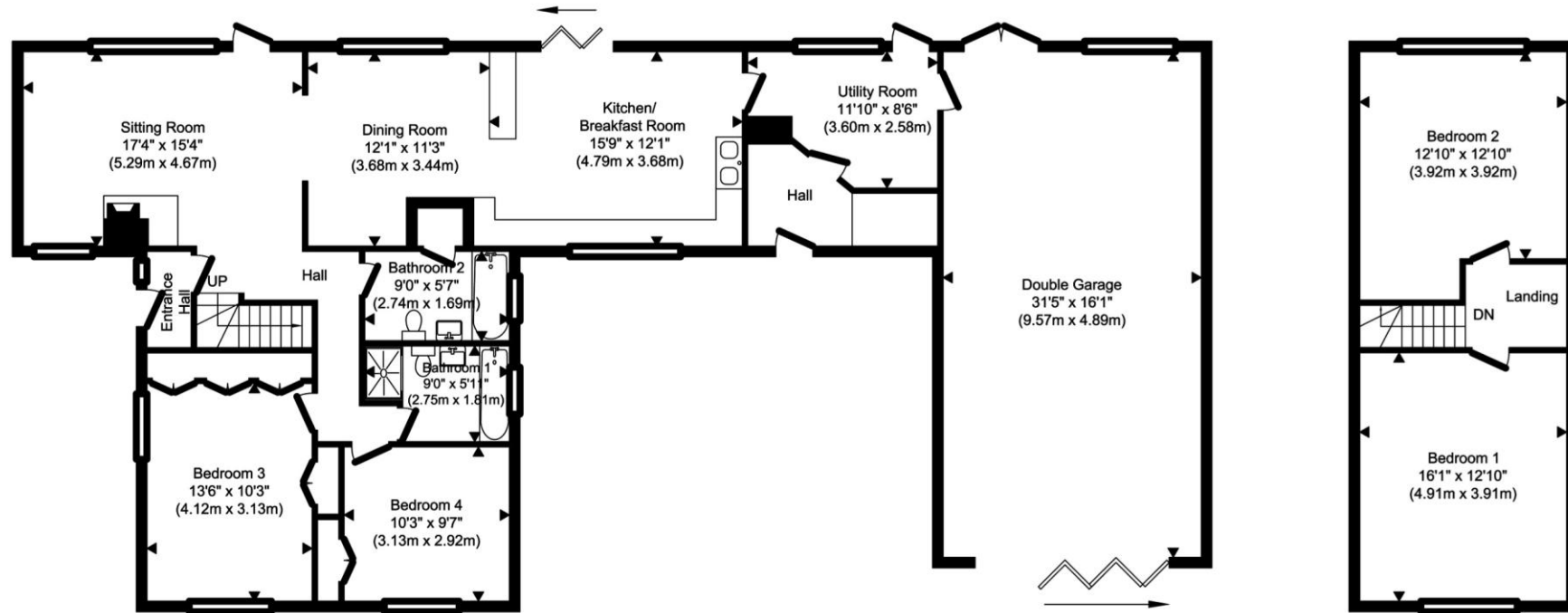
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. 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.



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Ground Floor
Approximate Floor Area
1690.25 sq. ft.
(157.03 sq. m)

First Floor
Approximate Floor Area
438.73 sq. ft.
(40.76 sq. m)

TOTAL APPROX. FLOOR AREA 2128.98 SQ.FT. (197.79 SQ.M.)

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