



Acorn Cottage
White Street Green, Suffolk

**DAVID
BURR**



Acorn Cottage, White Street Green, Boxford, Colchester, Suffolk, CO6 5DW

White Street Green is a picturesque hamlet situated between the highly sought after villages of Boxford and Polstead. Boxford is a pretty village and features some particularly good examples of period architecture including those from the 17th Century in the village centre. The village offers a range of amenities which include a school, shops and Post Office and Doctors Surgery. 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's Liverpool Street. (45/50mins)

An exceptionally well-presented three bedroom (one en-suite) handcrafted oak framed individual property enjoying an outstanding setting, nestled on the periphery of a picturesque hamlet located on the periphery of the highly regarded Suffolk village of Boxford. Set amidst rural surroundings whilst retaining convenient access to the village centre with its Ofsted 'outstanding' rated village primary school, excellent road and bus links, village butchers, pubs and health centre. Completed to an exceptional specification throughout, the property offers approximately 1,500sq ft of internal accommodation arranged via two distinctive ground floor reception rooms, with notable retained features including an inglenook fireplace with inset wood burning stove, matching double glazed casement windows and french doors, a quartz topped kitchen, exposed oak struts and ceiling timbers in addition to doors complete with suffolk latches. A rarely available, individually crafted market opportunity, further benefitting from a driveway providing off-street parking for six vehicles and south facing gardens abutting meadowland with established border planting, substantial workshop and timber framed external store with a total plot size of approximately 0.21 acres.

A three bedroom (one en-suite) detached individual cottage quality border oak property enjoying a picturesque setting on the periphery of a highly regarded village completed to an excellent specification and standard throughout, with driveway and parking for six vehicles, south facing gardens and a total plot size of approximately 0.21 acres.

Solid oak door with stain glass panelling opening to:

ENTRANCE HALL: 13' 5" (7' 4") x 14' 2" (4.10m (narrowing to 2.25m) x 4.32m) An expansive entrance hall with double glazed casement window range to front, stripped oak flooring and staircase off rising to first floor, with exposed oak wall timbers. Door to useful understair storage recess and further door with suffolk latch opening to:

SITTING ROOM: 19' 3" x 14' 11" (5.89m x 4.55m) Affording a dual aspect with double glazed casement window ranges to front and rear, a wealth of green oak exposed wall and ceiling timbers with corner struts. The focal point of the room is a red brick inglenook fireplace with

terracotta tiled heath and inset wood burning stove. Stripped oak flooring throughout.

KITCHEN/DINING ROOM: 21' 11" x 13' 7" (6.70m x 4.15m) Enjoying a south facing rear aspect and fitted with an extensive range of soft close, gloss fronted base units with quartz preparation surfaces over and upstands above. Single sink unit with stainless steel mixer tap above, casement window range to rear affording a southerly aspect with views across the gardens and further window to side. The kitchen units comprise a range of soft close cutlery drawers, pull out shelving units and deep fill pan drawers. Integrated appliances include a Neff oven with four ring induction hob and extraction above in addition to space for a fridge freezer

Acorn Cottage, White Street Green, Boxford, Colchester, Suffolk, CO6 5DW

and dishwasher. Vinyl flooring throughout, LED spotlights and panel glazed french doors opening to the side terrace. Door to larder store with range of integrated shelving and lighting.

UTILITY ROOM: 11' 5" x 5' 11" (3.50m x 1.82m) Fitted with a matching range of gloss fronted base units with granite effect preparation surfaces over and Blanco sink unit with mixer tap above. Space and plumbing for washing machine/dryer, vinyl tiled flooring throughout and also housing oil fired boiler. Obscured panel glazed door to outside.

CLOAKROOM: 5' 8" x 3' 3" (1.74m x 1.01m) Fitted with ceramic WC, pedestal wash hand basin with tiling above and vinyl tiled flooring throughout.

First floor

LANDING: With obscured glass casement window to side, hatch to loft and door with suffolk latch opening to linen store with radiator and extensive range of fitted shelving. Further door with suffolk latch opening to:

BEDROOM 1: 20' 8" (15' 9") x 13' 7" (6.31m (narrowing to 4.81m) x 4.16m) A substantial principal bedroom suite with range of exposed oak ceiling timbers and affording a triple aspect with casement window range to rear affording an elevated aspect across the gardens and meadowland beyond, two velux windows to side, hatch to loft and fitted with bespoke wardrobe and further fitted mirror fronted wardrobe. Door with suffolk latch opening to:

EN-SUITE SHOWER ROOM: 8' 5" x 6' 6" (2.57m x 2.00m) Fitted with ceramic WC, pedestal wash hand basin and floor to ceiling tiled shower with shower attachment, extraction above and LED spotlights. Exposed oak wall and ceiling timbers, wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 12' 1" x 10' 1" (3.69m x 3.08m) With green oak exposed wall and ceiling timbers and casement window range to rear affording a southerly aspect with views across the rear gardens and built in cupboard.

BEDROOM 3: 12' 1" x 8' 11" (3.70m x 2.72m) With casement window range to front and exposed oak wall and ceiling timbers.

FAMILY BATHROOM: 8' 8" x 7' 5" (2.65m x 2.27m) Fitted with ceramic WC, pedestal wash hand basin and bath with separately screened shower, LED spotlights above and single exposed ceiling timbers. Obscured glass casement window range to front.

Outside

The property is situated on the periphery of White Street Green, a picturesque hamlet a short drive from the centre of the village of Boxford. Enjoying a quiet, semi-rural aspect with a shingle double width driveway providing private off-street parking for approximately six vehicles, with established border planting.

The south facing rear gardens are one of the property's strongest attributes with a decked terrace to side with chipped shingle border, raised boarder planting and single expanse of lawn. With a six foot border fence line to the western elevation, low level post and rail fencing to the east with established planting beyond and outbuildings including a substantial workshop with light and power connected and timber framed external store.

DIRECTIONS: The property is easily accessible from Boxford with access from the Hadleigh road via Calais Street continuing to the south, through White Street Green with the property the last in the hamlet on the right hand/south side of the road.

TENURE: Freehold

Acorn Cottage, White Street Green, Boxford, Colchester, Suffolk, CO6 5DW

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: tractor.requests.hammocks

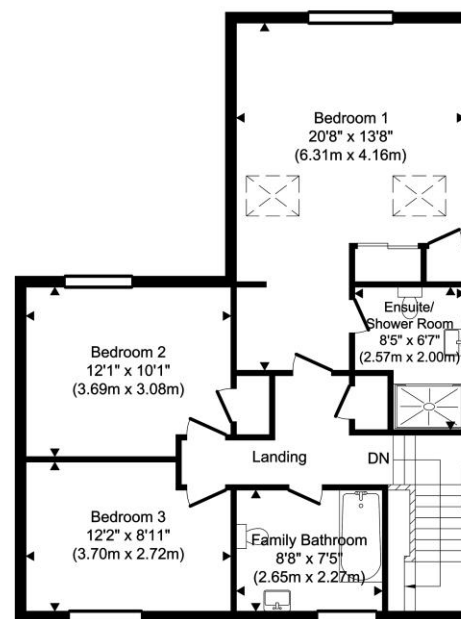
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

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.



Ground Floor
Approximate Floor Area
728.60 sq. ft.
(67.69 sq. m)



First Floor
Approximate Floor Area
719.67 sq. ft.
(66.86 sq. m)

TOTAL APPROX. FLOOR AREA 1448.28 SQ.FT. (134.55 SQ.M.)
Produced by www.chevronphotography.co.uk © 2023

