



Wested House
White Street Green, Suffolk

**DAVID
BURR**



Wested House, 4 White Street Green, Boxford, Sudbury, Suffolk, CO10 5JL

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, pub, shops, 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 Liverpool Street. (45/50mins)

An elegantly proportioned four-bedroom (two en-suite) Grade II listed Georgian residence set on a greensward within the picturesque hamlet of White Street Green and benefitting from a significant programme of improvement by the current owners whilst offering total accommodation schedule of approximately 1,870sq ft. Offering many of the hallmarks and features associated with Georgian architecture including an early 19th Century redbrick exterior, slate roofline, three-window range of double-hung sash windows, original fireplace with brick hearth and further benefitting from a hexagonal two-storey rear extension. Restored with a clear emphasis on high-quality fixtures, fittings and materials utilised throughout, notable recent renovation works include replacement windows and doors, a granite-topped Rangemaster kitchen, parquet flooring, replacement utility room and fitted wardrobes to all four bedrooms. Further benefits to the property include garaging, tandem private off-street parking and established, well-screened rear gardens with multiple terraces and elevated views across adjacent farmland.

A four-bedroom (two en-suite) detached Georgian residence fronting a greensward amidst a picturesque hamlet, lying within the Dedham Vale Area of Outstanding Natural Beauty and further benefitting from garaging, tandem parking, established gardens and elevated views across adjacent farmland.

Wooden door with glazed panel, opening to:

ENTRANCE HALL: 18' 4" x 5' 10" (5.60m x 1.78m) With parquet flooring, staircase off with under stair panelling and door opening to:

SITTING ROOM: 28' 5" x 12' 4" (8.68m x 3.78m) An outstanding dual aspect reception room with three sash windows to front and further sash window to side. The focal point of the room is an original brick fireplace with brick hearth, pine surround and mantle over. Set to either side of the fireplace are recessed units with fitted base level storage and glass shelving above. A further fitted unit has been completed in the Georgian style with window seat and hatch to further storage and two traditional-style column radiators.

KITCHEN: 12' 10" x 9' 8" (3.93m x 2.95m) Enjoying a direct, open link with the dining room and fitted with a matching range of lined base units with granite preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and window range to rear overlooking terrace, gardens and farmland beyond. The kitchen is fitted with a three-door Rangemaster oven with five-ring ceramic hob above, Stoves extraction over and additional electric fan over with four-ring AEG hob over. An American-style fridge/freezer is set within a fitted full-height unit. Further space and plumbing for dishwasher. Porcelain tiled flooring throughout and enjoying an open link to the:

DINING ROOM: 23' 7" x 11' 5" (7.21m x 3.50m) Forming part of a two-storey hexagonal rear extension, the dining room provides an ideal

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entertaining space with triple aspect comprising windows to side, glass viewing screens and French doors opening to the raised terrace and gardens beyond.

UTILITY ROOM: 12' 7" x 5' 9" (3.85m x 1.76m) Fitted with a matching range of gloss-fronted base and wall units with quartz-effect surfaces. Stainless-steel single sink unit and vegetable drainer to side, mixer tap over and space and plumbing for washing machine/dryer. Also housing oil-fired boiler. Chequerboard flooring, door to under stair cloaks storage and door with half-height panel glazing, to outside.

CLOAKROOM: 5' 2" x 3' 5" (1.58m x 1.06m) Fitted with ceramic WC with wash handbasin, half-height tongue and groove panelling, tiled flooring and obscured-glass window to front.

First floor

LANDING: With window range to side, hatch to loft and door to linen store housing pressurised water cylinder and fitted shelving:

BEDROOM 1: 12' 11" x 12' 6" (3.96m x 3.82m) Set to the rear of the property, this triple aspect master suite is afforded a wealth of natural light with exceptional views across the gardens and farmland beyond encompassing the Dedham Vale Area of Outstanding Natural Beauty. A Mida air conditioning unit, fitted wardrobes and hatch to loft.

EN-SUITE SHOWER ROOM: 7' 10" x 5' 6" (2.41m x 1.68m) Fully tiled and fitted ceramic WC, oval ceramic wash handbasin within a ceramic-topped unit and double-width separately screened shower unit with mounted shower attachment.

BEDROOM 2: 12' 5" x 10' 4" (3.80m x 3.16m) With sash window to front affording views over the green. Triple-width fitted wardrobes and opening to:

EN-SUITE SHOWER ROOM: 8' 9" x 3' 2" (2.69m x 0.99m) Principally tiled and fitted with oval ceramic wash handbasin within a floating unit, wall-mounted heated towel radiator and separately screened shower unit with mounted shower attachment, spot light and extraction above. Sash window to front.

BEDROOM 3: 12' 4" x 11' 2" (3.78m x 3.41m) With sash window to front, double-width fitted wardrobes and further shelved unit, views across greensward and stripped wood-effect flooring throughout.

BEDROOM 4: 13' 6" x 7' 6" (4.12m x 2.31m) A versatile room currently being utilised as an office/study although offering excellent potential as a double bedroom, if so required, with windows to side and rear affording elevated views. Double-width fitted wardrobe.

FAMILY BATHROOM: 9' 8" x 6' 7" (2.95m x 2.01m) Partly tiled and fitted with Buckingham ceramic WC, pedestal wash handbasin and rolltop bath with mounted shower attachment and wall-mounted heated towel radiator. Chequerboard flooring and window to rear affording elevated views across surrounding landscape.

Outside

The property enjoys a prominent position off the green, one of a handful of properties enjoying direct frontage. A low-level brick border to the front elevation provides an attractive planting area with walled border, climbing roses and shingled area of tandem off-street parking for three vehicles. Direct access is provided to the:

GARAGE: 16' 8" x 9' 10" (5.09m x 3.01m) With twin hinged doors to front, light and power connected, window to rear personnel door to side.

The rear gardens are arranged via a raised terrace with single expanse of lawn beyond, central brick steps, both walled and picket fence border and

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further terrace with covered pergola, well-placed to enjoy the afternoon sun

TENURE: Freehold

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

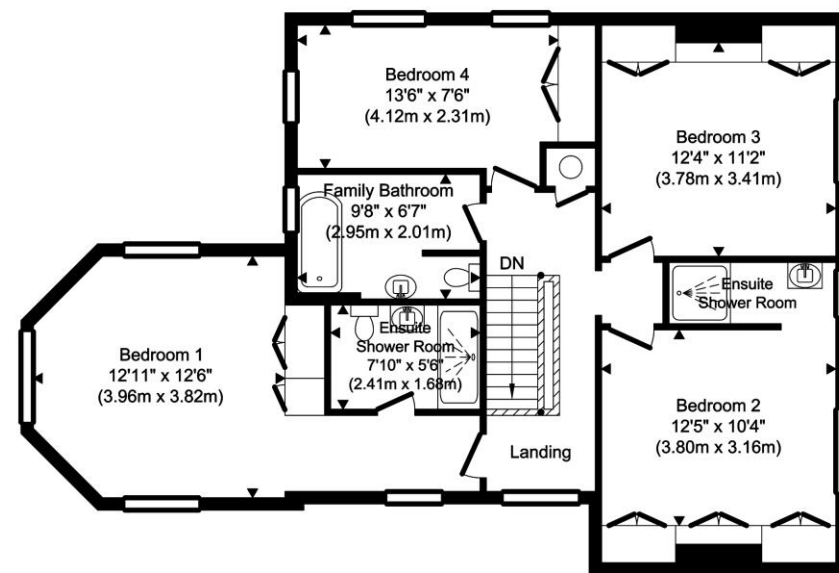
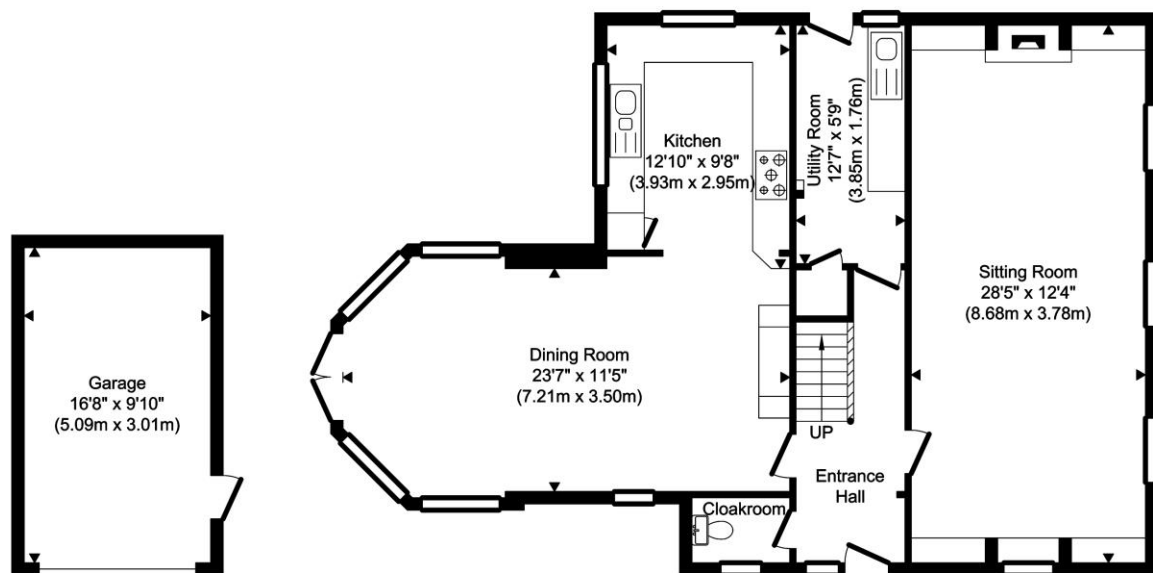
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Garage
Approximate Floor Area
164.90 sq. ft.
(15.32 sq. m)

Ground Floor
Approximate Floor Area
954.97 sq. ft.
(88.72 sq. m)

First Floor
Approximate Floor Area
916.22 sq. ft.
(85.12 sq. m)

TOTAL APPROX. FLOOR AREA 2036.10 SQ.FT. (189.16 SQ.M.)
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