

FOR SALE

Offers in excess of £650,000



Winterbourne Road, Boxford

DESCRIPTION

This is a rare and excellent opportunity to purchase this delightful four bedroom chalet style detached family home, situated in the picturesque chocolate box village of Boxford. Set in beautiful mature gardens offering a high degree of seclusion.

TO APPRECIATE THE SPACE - AND EXPERIENCE THE AMBIENCE, AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

NO ONWARD CHAIN

The village has an excellent community spirit, tennis club with a variety of events throughout the year, one of which, is the summer school club which commences the first week of the school holidays. The village hall is an amazing venue for weddings, parties, various classes, and also has many events where the villagers can socialise. There are lovely walks through the village and the nearby countryside. The pre-school nursery in the village is an attraction not only for local children but also those from neighbouring villages. There are a variety of state and independent schools both primary and senior secondary schools in the surrounding villages.

The property has been well maintained by it's current owner and would benefit from some modernisation and boasts spacious accommodation comprising:- Large porch, good size reception hallway, downstairs cloakroom, L-shaped lounge/dining room with chimney and stone fire place with potential for an open fire or log burner, kitchen, utility room, study, bedroom three and en suite bathroom with a separate shower cubicle. On the first floor there is the principal bedroom and two further double bedrooms and family bathroom.

There is excellent potential to extend the property subject to the necessary planning consents.

Outside to the front of the property, there is parking for several cars on the driveway in front of the double garage with key fob operated electric door.

The rear garden is fully enclosed which offers a degree of seclusion. Mainly laid to lawn with attractive flower and shrub borders offering all year round interest. There is a spacious patio where one can enjoy alfresco dining, to the rear boundary there is a further seating area.

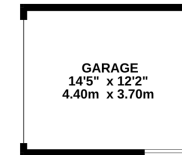
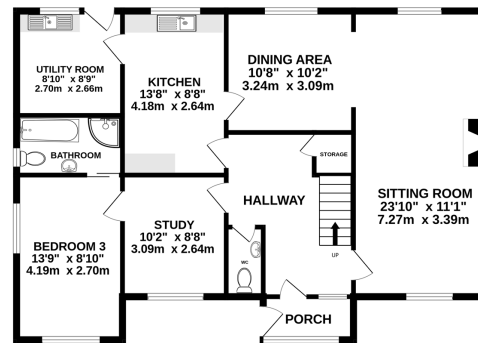


ENERGY EFFICIENCY RATING

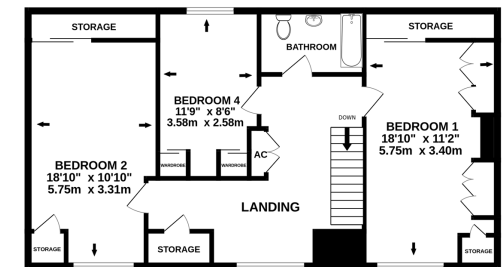
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.


















1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.

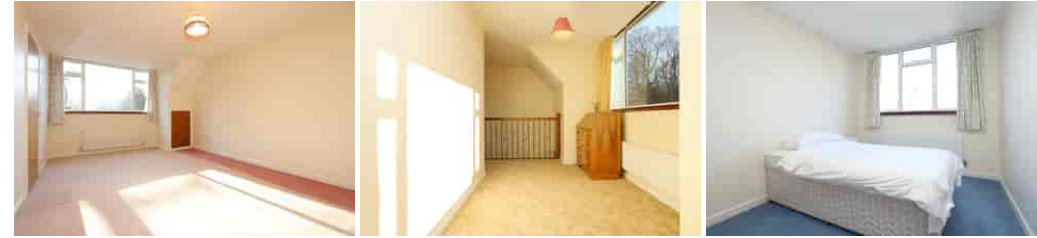


TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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-  Entrance porch
-  Hallway and cloakroom
-  Large living room
-  Dining room
-  Study
-  Kitchen
-  Good size utility room
-  Bedroom three with en suite bathroom
-  First floor:-
-  Large master bedroom with built in wardrobe space
-  Second double bedroom
-  Bedroom four
-  Family bathroom
-  Double garage
-  Outbuildings
-  Fully enclosed rear garden



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