



# BIRDSONG

Boxford | Suffolk



Chapman Stickels

# BIRDSONG, 16 GOODLANDS BOXFORD, SUFFOLK CO10 5AA

Hadleigh - 5 miles / Sudbury - 6 miles / Colchester - 13 miles

- Entrance hall • Cloakroom • Inner hall •
- Open-plan kitchen / breakfast / dining room • Utility / boot room •
  - Family room / playroom • Sitting room • Landing •
- Five double bedrooms (with two ensuite) • Family bathroom •
- Detached double garage • Private gardens • In all, 0.253 acres •

## The Property

Built to an individual design and specification in 2016, Birdsong forms part of a small bespoke development of executive style houses, which were built by Landex Homes.

Discreetly located to the very end of the close, Birdsong arguably occupies the most desirable setting within the development, where meadowland defines the entire western and southern boundaries. Moreover, the property covers in excess of 0.25 acres, where such generously sized plots are seldomly associated with modern properties.

Internally, the extensive family accommodation fully caters for modern family living, where a welcoming and spacious entrance hall leads into the open-plan kitchen / breakfast room.

Comprehensively fitted on four walls, the kitchen area provides full height cupboards, extensive white quartz worksurfaces, numerous base and eye level units with integral Neff appliances.

The adjacent dining area provides bi-fold doors which frames the panoramic views over the main garden (west) with undulating countryside beyond.

The main sitting room also enjoys similar triple aspect views, with the addition of two sets of French windows and a central fireplace with wood burner.

The remaining reception room is the family / playroom, which lends itself as a studio / home office.

Similarly to the entire ground floor, the first floor is also notably bright and spacious, where all five double bedrooms are set around a central landing, which is accessed via a set of solid oak stairs.

Served by an ensuite shower and separate dressing room, the principal rear bedroom takes full advantage of the far-reaching countryside views, as does bedroom two (with ensuite) and bedroom five – the latter being twin aspect. Bedroom five is served by the family bathroom.

## AN IMPOSING MODERN HOUSE SET IN SOME 0.25 ACRES OF PRIVATE GARDENS WHICH ADJOINS OPEN COUNTRYSIDE



Outside, Birdsong is approached over an extensive brick weave drive proving ample off-road front parking, with a detached double garage to one corner. The well-maintained, private gardens extend on three sides, which offer complete privacy from neighbouring properties.

Accessed via the dining room and sitting room is a raised terrace, with an adjoining kitchen garden with planters, shingle and patio areas which leads to the utility room.

Forming much of the garden is a large expanse of lawn which extends to the west and southern boundaries, with meadowland beyond.

#### Location

Located a short walk from the village centre (which is some 0.1 miles away) Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, two pubs, and a primary school. The 36-hole Stoke-by-Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke-by-Nayland.

#### Services

Mains water, electricity and drainage are connected. Air source heat pump heating. Superfast broadband.

#### EPC Rating

Current C (80). Potential B (86).

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band F (2025/6)



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Approximate Floor Area  
Main House - 2483 sq. ft / 230.70 sq. m  
Garage - 406 sq. ft / 37.69 sq. m

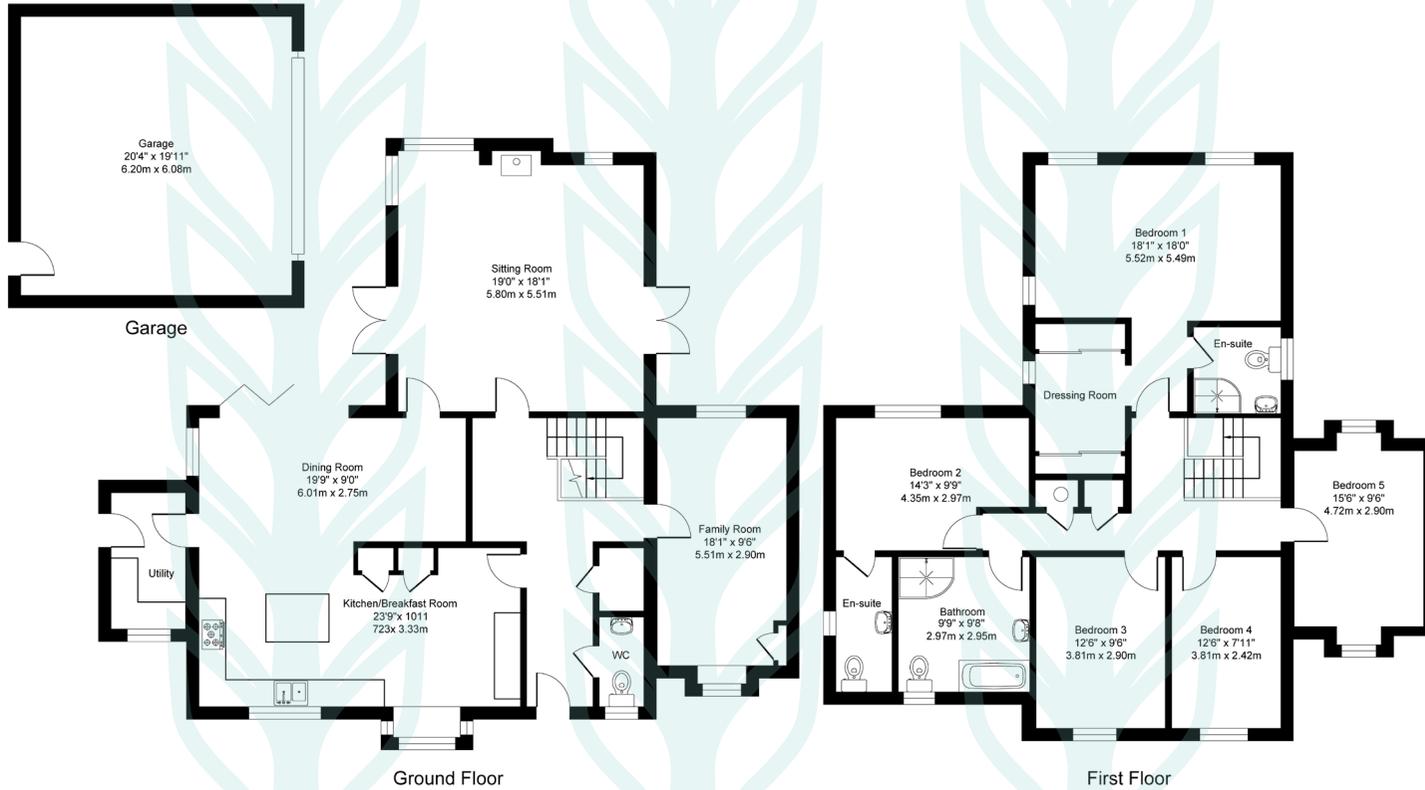


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