



# OLD CASTLE HOUSE

Boxford | Suffolk



Chapman Stickels



# OLD CASTLE HOUSE, 23 SWAN STREET, BOXFORD, SUFFOLK, CO10 5NZ

Sudbury - 7 miles  
Colchester - 11 miles  
Ipswich - 14 miles  
Manningtree - 15 miles

- Front porch • Sitting room • Drawing room • Rear lobby
- Shower room • Kitchen / breakfast room
- Three double bedrooms • Bathroom • Walled rear garden
- Attached two storey outbuilding

## The Property

Forming part of Swan Street's historic street scene, Old Castle House is arguably one of Boxford's most notable listed buildings. According to its Grade II Listing, the house probably dates from the 16th Century, where a much later, 'castellated' façade was added in the 19th Century giving its distinctive Victorian frontage.

The main part of the building was originally a medieval hall house and as such, the house displays numerous exposed wall and moulded ceiling timbers – particularly to the front reception rooms. Beyond the rear lobby and adjoining shower room is the kitchen / breakfast room, which is fitted on all four walls with numerous cupboards and integral appliances, including an oil fired 'Esse' range cooker.

The first floor offers three well-proportioned bedrooms, with bedroom one providing delightful views over the rear garden. A central bathroom serves all the bedrooms, with bedroom three located to the rear of the house.

Attached to the rear of the house is a substantial, two-storey outhouse / store, which provides scope for conversion – namely to be incorporated into the principal accommodation.

## A CHARMING THREE BEDROOM LISTED HOUSE LOCATED IN THE CENTRE OF THIS WELL-REGARDED VILLAGE TOGETHER WITH A DELIGHTFUL SOUTH-WEST FACING GARDEN





Enjoying a south west facing aspect, the charming walled rear garden comprises a shingle path which leads to a seating area of York stone, flanked by established flower and shrub borders. The garden provides a secluded setting which backs onto neighbouring gardens and the Box Valley beyond.

#### Agents Note

A pedestrian gate in the rear garden allows access to refuse bins and for oil deliveries from Swan Street. This also serves as a pedestrian right of way for one neighbouring property to the south (No.21).

#### Location

Boxford is a popular village, which also favours the commuter, offering a wide range of amenities including local shops and post office, Doctor's Surgery, pub, and 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. Oil fired central heating via the 'Esse' range cooker.

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band E (2023)





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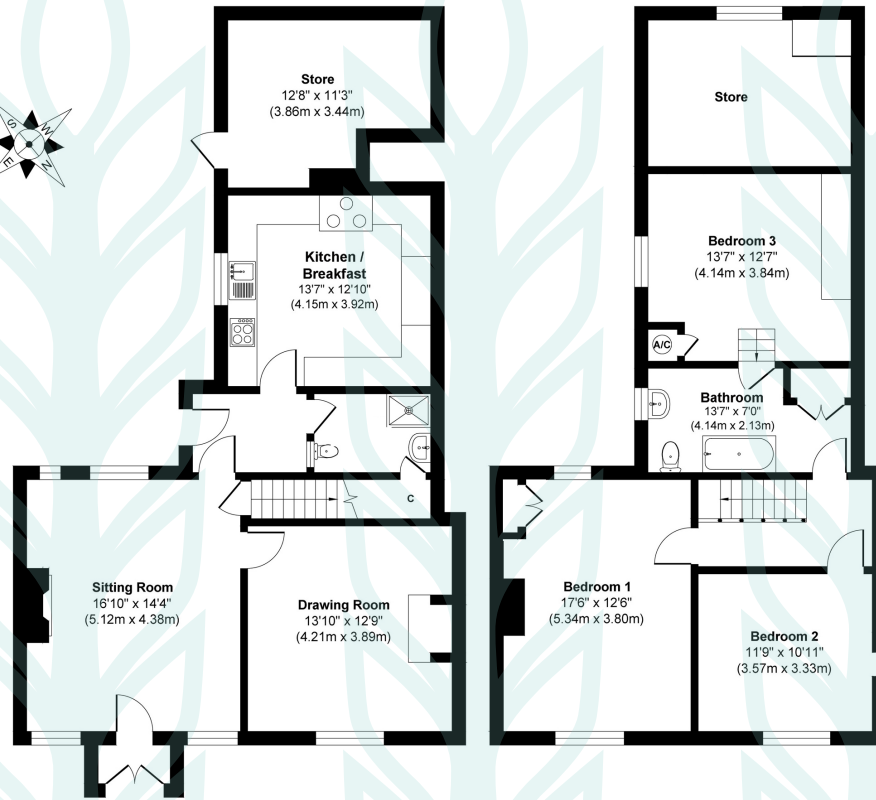


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### Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

### All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Robert Chapman**  
robert@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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