



# BEECH HOUSE

Boxford | Suffolk



Chapman Stickels



# BEECH HOUSE, 1 RECTORY PARK, BOXFORD, CO10 5JS

Ipswich - 9 miles  
Manningtree - 14 miles  
Colchester - 14 miles

- Entrance hall • Cloak room • Study • Dining room • Sitting room •
  - Kitchen • Utility room • Landing • Four double bedrooms •
  - Two ensuite shower rooms • Gardens and copse • Parking •
  - Detached double garage • In all, 0.6 acres •

## The Property

Beech House is one of just four other executive houses which were built in the mid-1990's by renowned local developers Michael Howard Homes.

Encircled by woodland, the development is discreetly positioned in Boxford, where the village centre is only some 0.2 miles to the north.

Beech House has been under the same ownership since new, and although the property has been well-maintained over the years, the accommodation does require cosmetic upgrading.

That said, the family accommodation is well-proportioned, whilst also provides an abundance of natural light via numerous windows, which includes two feature bay windows to the sitting room and the main bedroom above.

Further attributes include the wonderful vistas from both floors, which enjoy views over the private gardens, as well as the surrounding setting - which is particularly attractive.

Providing the largest plot in Rectory Park, the house is set in some 0.6 acres, comprising a private rear garden with a wooded area which extends west to School Hill. The property also offers off-road parking, and a detached double garage.

## AN IMPOSING FAMILY HOUSE SET IN SOME 0.6 ACRES OF GARDENS AND WOODLAND





### Agent's Note

Numerous trees to the west of Beech House are protected by preservation orders.

### Location

Located a short walk from the village centre, 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.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band G (2025)

### EPC Rating

Current E (50) Potential C (74)

### Services

Mains electricity, water, and drainage. Oil-fired central heating





# 1 Rectory Park, School Hill, Boxford, Suffolk, CO10 5JS

Approximate Floor Area  
Main House - 1639 sq. ft / 152.25 sq. m  
Garage - 308 sq. ft / 28.60 sq. m

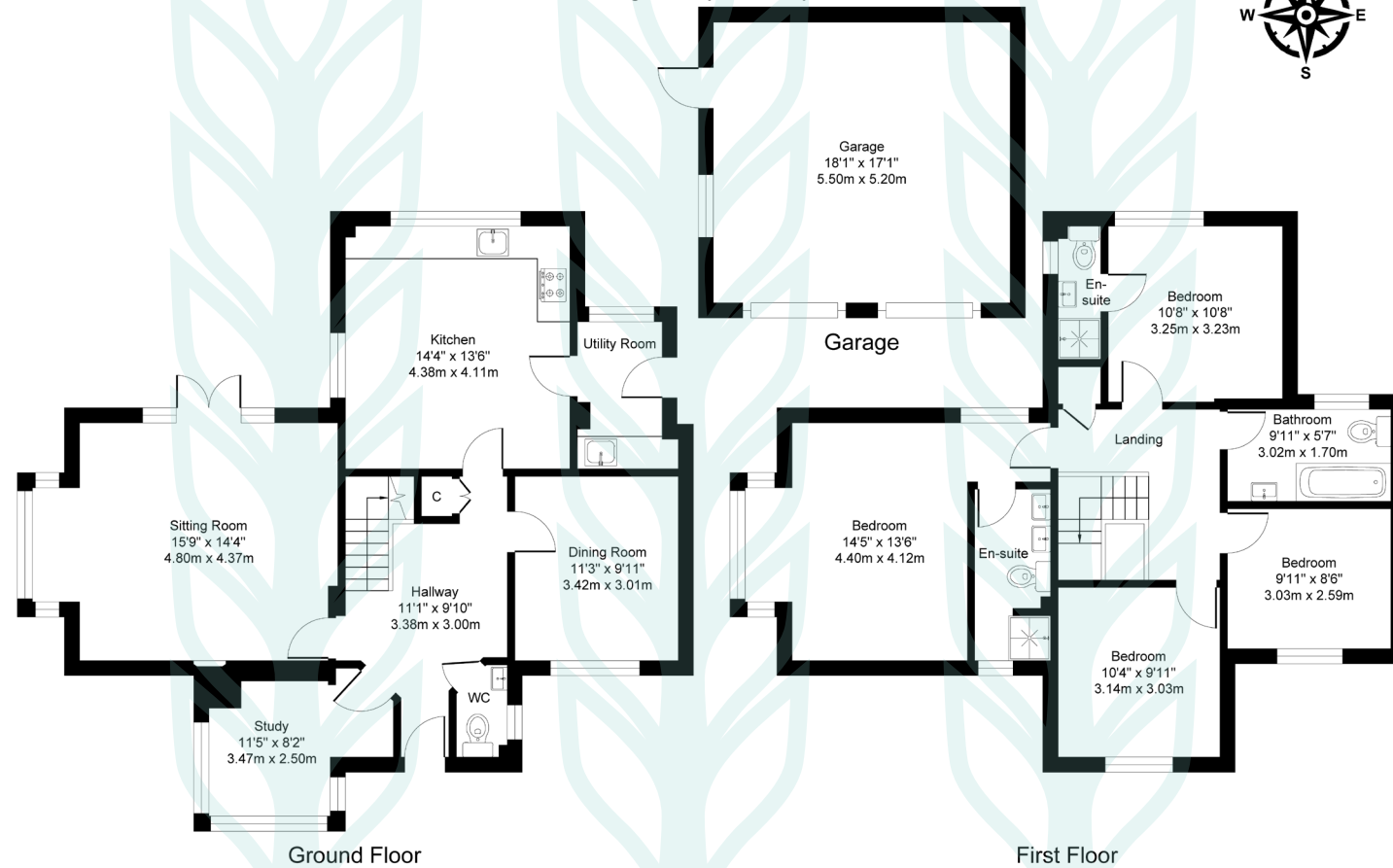


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