



# THE MALTINGS

2 Butchers Lane | Boxford | Suffolk



Chapman Stickels

# THE MALTINGS, 2 BUTCHERS LANE, BOXFORD, SUFFOLK, CO10 5DZ

Colchester – 14 miles (London Liverpool Street from 48 minutes)  
Manningtree – 10 miles (London Liverpool Street from 59 minutes)  
Ipswich – 7 miles

- Reception hall • Sitting room • Dining room •
- Garden room • Kitchen / breakfast room • Cloakroom •
- 4 bedrooms • 3 bathrooms (2 ensuite) • Summer house •
- Parking • Garage • Gardens •

## The Property

The Maltings is an impressive Grade II Listed house with origins believed to date back to the late 1400s. The property retains many superb features including lofty ceilings, heavy timbers, and some particularly fine carved and moulded beams, whilst also benefitting from high ceilings allowing plenty of natural light throughout.

The property is conveniently located close to the heart of this popular village which also favours the commuter, offering a wide range of amenities including local shops, post office, doctors surgery, 2 pubs, a café and a primary school. The 36 hole Stoke by Nayland Golf Club and Spa lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke by Nayland.

The property has been tastefully modernised to create a striking blend of the old and new with the focal point being the attractive sitting room with feature fireplace and inset woodburning stove. The kitchen / breakfast room is particularly well fitted with extensive worksurfaces, built in 'Neff' oven with warming drawer, 4 ring induction hob, microwave, dishwasher and wine fridge.

A FINE, CHARACTERFUL HOUSE CLOSE TO THE  
HEART OF BOXFORD WITH PARKING AND GARDENS



On the first floor there are three double bedrooms, one with an en suite shower room and the family bathroom whilst a stunning suite occupies the upper floor.

#### Outside

Terraces and decking adjoin the rear of The Maltings beyond which is an area of lawn, flower and shrub borders, and a small vegetable garden. In the northeast corner there is a summer house, garden shed, and log store. The garage and off road parking area for up to 3 cars are located nearby.

#### Agents Note

The Maltings has a right of way across the back of No. 4. There are no rights of way over The Maltings.

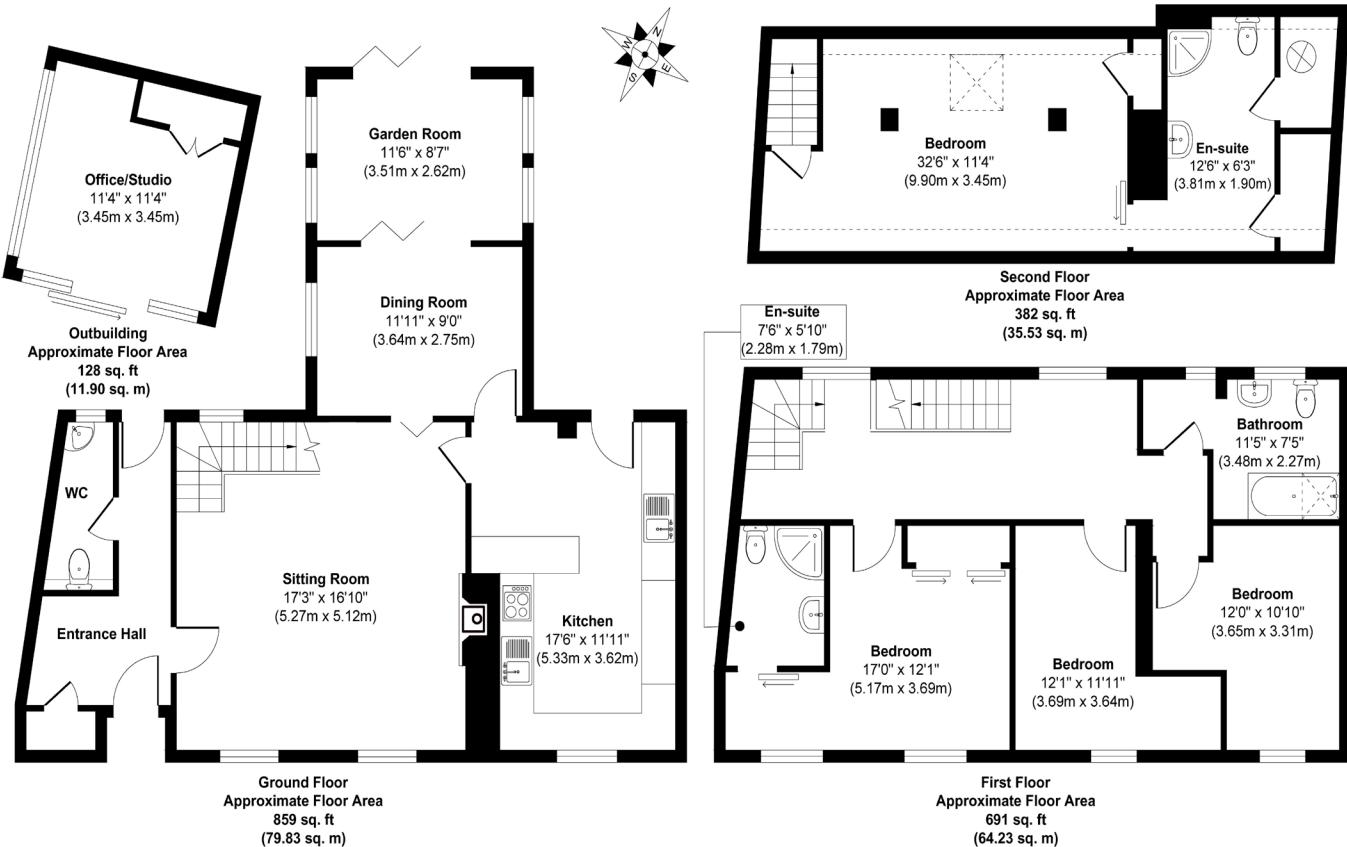
#### Services

Mains electricity, water and drainage.

**Local Authority and Council Tax Band**  
Babergh with Mid Suffolk District Council  
**Band E**



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**Approx. Gross Internal Floor Area 2062 sq. ft / 191.49 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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