

*A substantial, secluded four
bedroom detached family house in
the popular village of Boxford*

Rent £1,500 p.c.m
Ref: R461//F

The Rectory
Boxford Lane
Boxford
Sudbury
Suffolk
CO10 5JT



To let unfurnished on an Assured Shorthold Tenancy for a term of six months.

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Location

The Rectory is located close to the centre of the popular village of Boxford and within walking distance of the shops and local amenities. Boxford is home to a variety of local businesses including post office, village store, butcher, two public houses, The Boxford White Hart and The Fleece. Boxford also has a village hall and Boxford CEVC Primary School.

Boxford is located around six miles east of Sudbury, approximately 5 miles west of Hadleigh, twelve miles west of Ipswich and twelve miles from Colchester, which has a main line railway station with trains to London, Liverpool street taking around 50 minutes. Both Hadleigh and Sudbury offer a wide selection of facilities including shops, pubs, restaurants, schools.

The Accommodation

Ground Floor

Entering through partially glazed entrance door to the spacious entrance hallway with doors off to

Sitting Room 14'6 x 12'6 (4.42m x 3.81m)

Dual aspect with open fire place and TV aerial lead in.

Study 11'4 x 10'10 (3.45m x 3.30m)

With French doors to the side terrace and a range of fitted shelving and with views to the garden.

Dining Room 14'3 x 10'5 (4.34m x 3.18m)

Dual aspect with views to the garden. Door back to

Kitchen 20'6 x 10' (6.25m x 3.05m)

Also accessed from the main hall, with good views over the rear garden and with a range of modern base and eye level kitchen units and plumbing for dishwasher and cooker point with door to

Utility Room 4'9 x 7' (1.45m x 2.13m)

With sink and with a range of units to match the kitchen. Two shelves and door to Back Garden.

Further door from the hall leads to the hanging cupboard.

Cloakroom

With low flush WC and wall mounted wash basin.

A door from the hall also leads to the single garage with domestic outbuilding to the rear. Stairs from the hall lead to the



First Floor

Landing

Spacious and with doors to walk in storage cupboard and to the following

Bedroom One 10'1 x 7'6 (3.07m x 2.89m)

With pleasant views over the rear garden and beyond.

Separate WC

With low flush WC in white.

Family Bathroom

With panelled alcove bath with over bath shower, pedestal wash basin and shelved cupboard.

Airing Cupboard

With wooden slatted shelving.

Further fitted shelved storage cupboard.

Bedroom Two 14'6 x 12'9 (max) (4.42m x 3.89m)

With TV aerial lead in and one double and one single fitted hanging cupboard also with pedestal wash basin.

Bedroom Three 19'6 x 10'2 (5.94m x 3.1m)

With door to fitted hanging cupboard.

Bedroom Four 14'6 x 12'7 (4.42m x 3.83m)

A dual aspect room to side and front with large pedestal wash basin. With pleasant views over to mature trees.

Two further fitted cupboards on landing.



Outside

Boxford Rectory enjoys a secluded situation and yet it is close to the heart of the village of Boxford next door to the Historic Church. It is accessed from the road via a private drive and is well shielded from the road to the front by mature trees and shrubs. In front of Boxford Rectory there is ample shingle parking and surrounding the property is a very substantial garden comprising of mature beds and lawn.

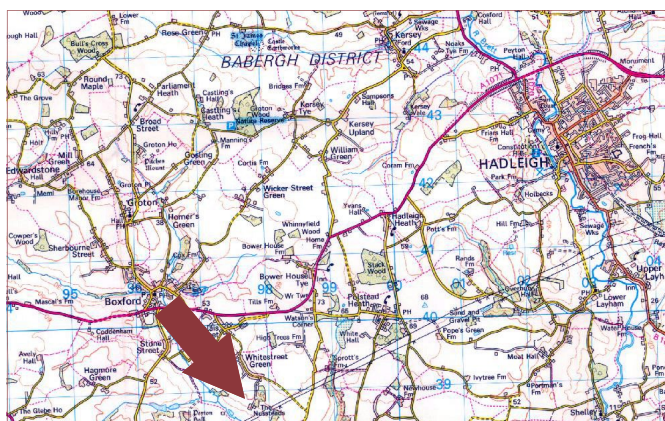
Services Mains water, drainage and electricity connected. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax Band G, £2,766.52 payable 2025/2026

Local Authority Babergh District Council



Directions

Head southwest out of Hadleigh on the A1071. Continue on this road for approximately 10 miles into the village Boxford. Take a sharp right into Boxford Lane, continuing into School Hill and the property will be found on the left.

When using the what3words app//
oystick.medium.masks



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **July 2025.**

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