

River Hall



Ellis Street,
Boxford, CO105HH

52°01'43"N , 000°51'46"E
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THE
COUNTRY
HOUSE
DEPT.





ABOUT THIS HOUSE



River Hall is one of Boxford's most admired village houses, a handsome Georgian façade concealing centuries of history within. Behind its elegant frontage lies a timber frame thought to date from the 1500s, with exposed beams and generous proportions that give the house a wonderful sense of character and space.

A recent renovation transformed the interiors, bringing a fresh, timeless style to this historic home. At its heart is a spectacular Neptune kitchen, a vaulted, light-filled space that draws you in. Opening straight onto the garden, it's where life naturally gathers, summer and winter alike.



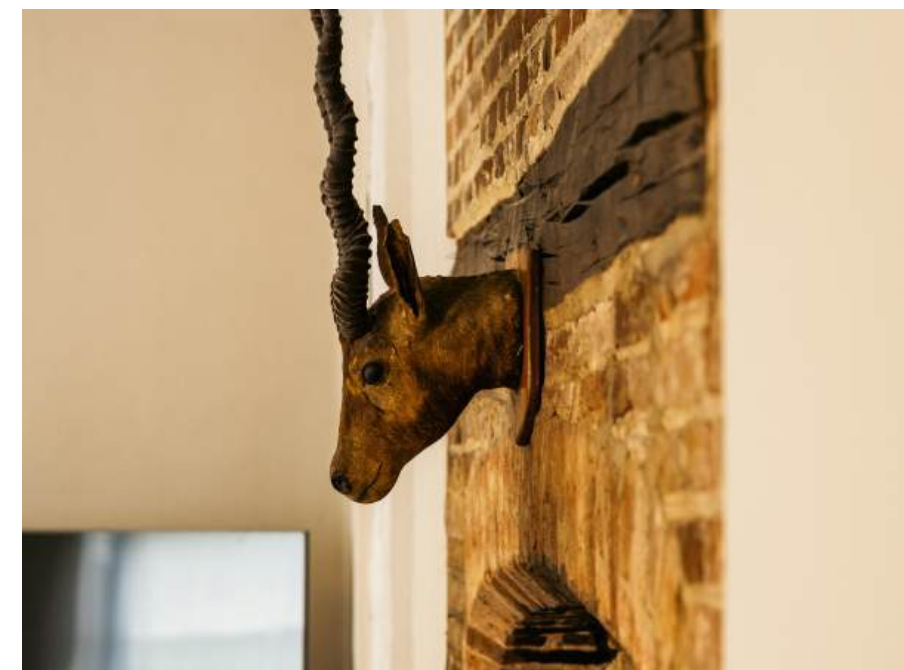
ABOUT THIS HOUSE



The drawing and dining rooms have high ceilings, open fireplaces and shuttered sash windows, giving each room a sense of warmth and balance. A study overlooks the garden, a peaceful place to work or read, and sits beside a ground-floor bedroom with its own bathroom, ideal for guests or a more flexible layout. Upstairs, the principal bedroom looks towards the church, with an impressive walk-in wardrobe, windows on three sides flooding the room with natural light, and a characterful bathroom. All the bedrooms are generous in size, filled with light and charm. Outside, tall wrought-iron gates open onto a private drive and two garages, with landscaped gardens wrapping around the house. South and west terraces catch the afternoon sun, the perfect spot to pause and take in the calm of village life.



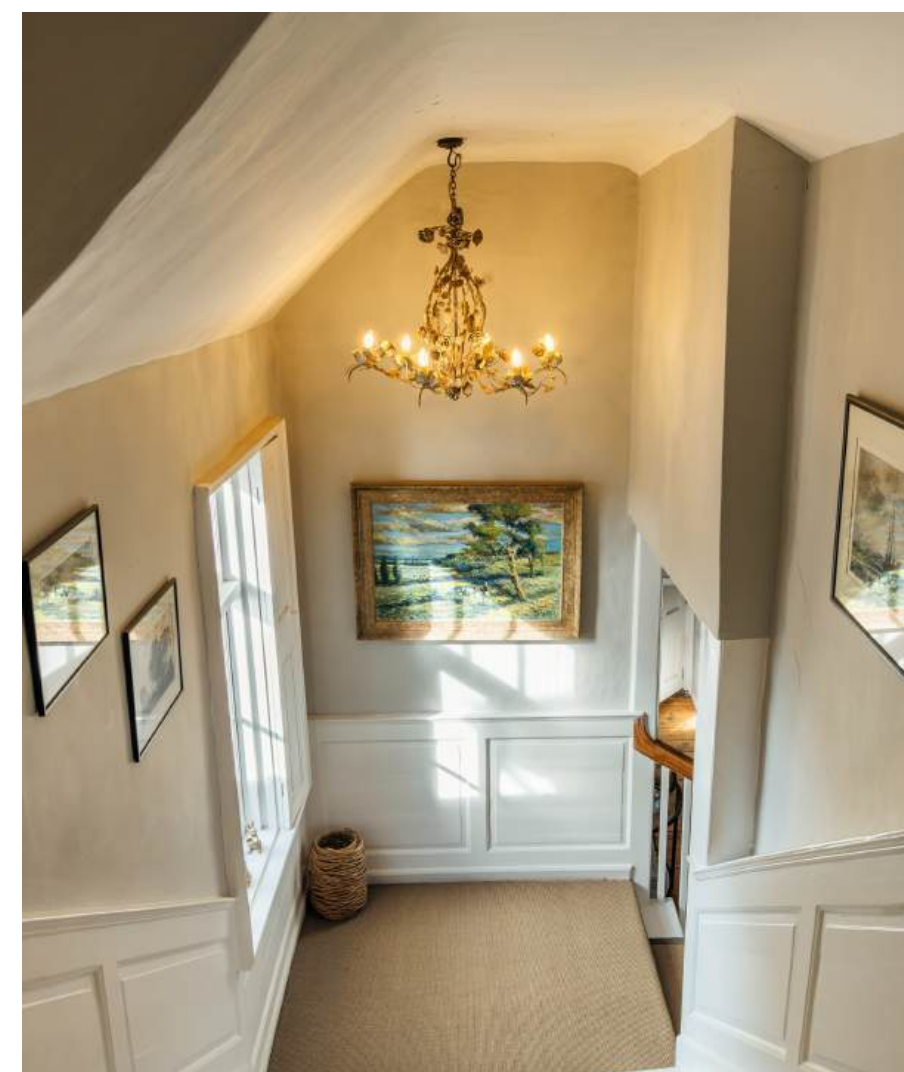














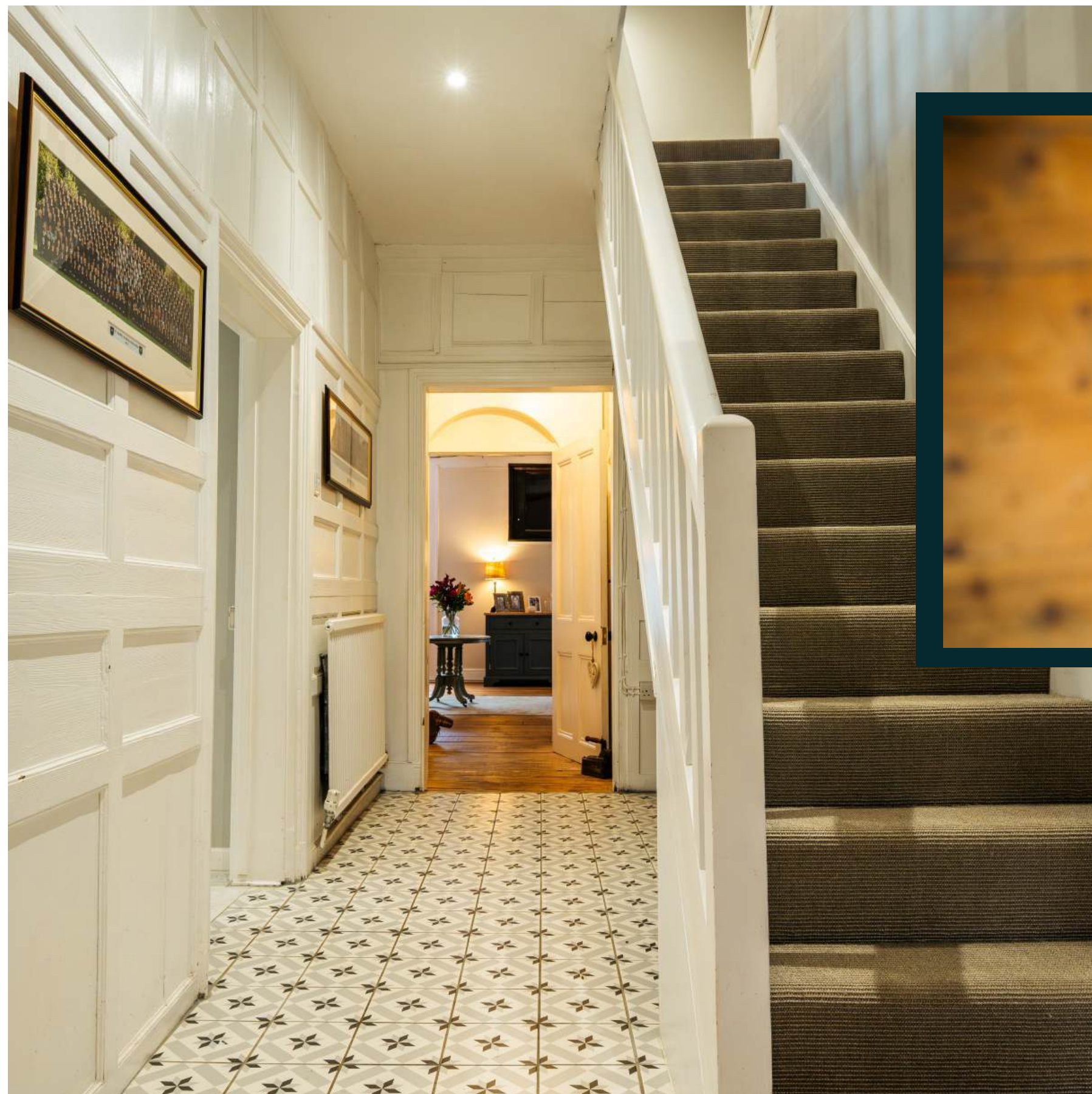
THE FINER DETAILS



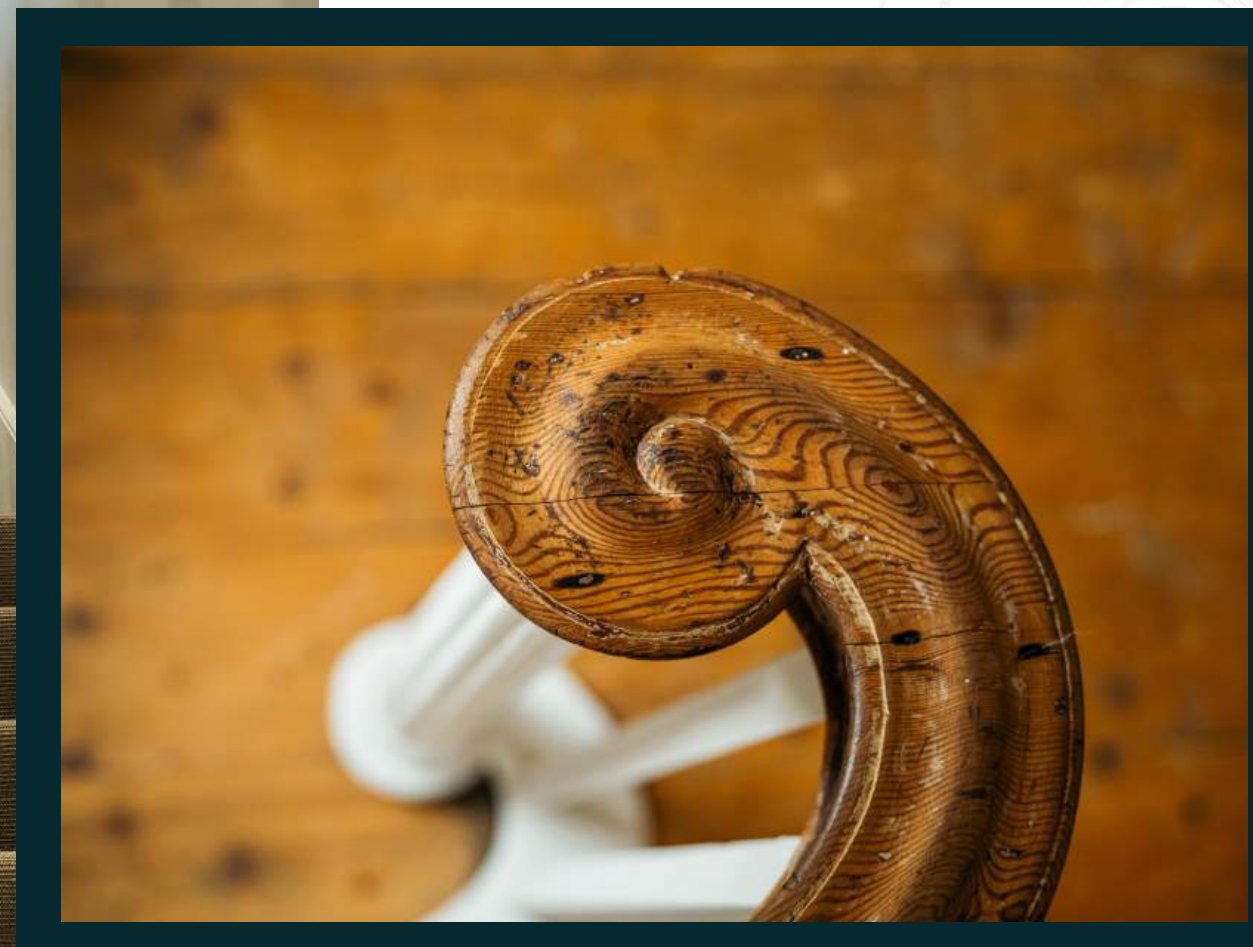
6 Bedrooms
3 Reception rooms
3 Bath/Shower rooms
2 Garages
Neptune Kitchen
Village Location
Off Street Parking







THE FINER DETAILS



SERVICES

Mains water, electricity and drainage
Oil fired central heating

LISTING

Grade II

COUNCIL TAX

Band G

LOCAL AUTHORITY

Babergh











ABOUT THIS AREA

Boxford is one of Suffolk's most loved villages, beautiful, spirited and full of life. With its timber-framed houses, meandering river and gentle valley views, it sits quietly between Hadleigh and Sudbury, on the edge of Dedham Vale. Yet behind the picture-book charm lies a village with real character and energy.

There's a strong community at its heart, from the Boxford Rovers football club and local Scouts to the annual lantern parade, Christmas tree festival and monthly Farmers Art and Craft Market. The independent shops are a joy: Boxford Stores, believed to be one of Britain's oldest shops, the family butcher, and the Box River Café for coffee and cake after a country walk or something stronger round the fire in one of the two local pubs.

Surrounded by woodland and open fields, Boxford feels rural yet well connected. Stoke by Nayland Golf and Health Club is a mile away, and the market town of Sudbury offers further amenities and rail links. The area is also renowned for its schooling, with excellent choices including Littlegarth, Old Buckenham Hall, Holmwood House, Felsted, Ipswich High and the Royal Hospital School, alongside two outstanding grammar schools in Colchester. Fast trains from Colchester reach London Liverpool Street in under an hour, making Boxford an easy choice for those who want countryside, community and connection.

TOWNS & TRAIN STATIONS

Colchester 11 miles

Sudbury 6.5 miles

Ipswich 14 miles

Colchester Station 10 miles

London Liverpool Street from 47 minutes

Stansted Airport 37 miles

LOCAL

The Henny Swan – Sudbury

The Bildeston Crown – Bildeston

The Angel Inn – Stoke by Nayland

The White Horse - Edwardstone

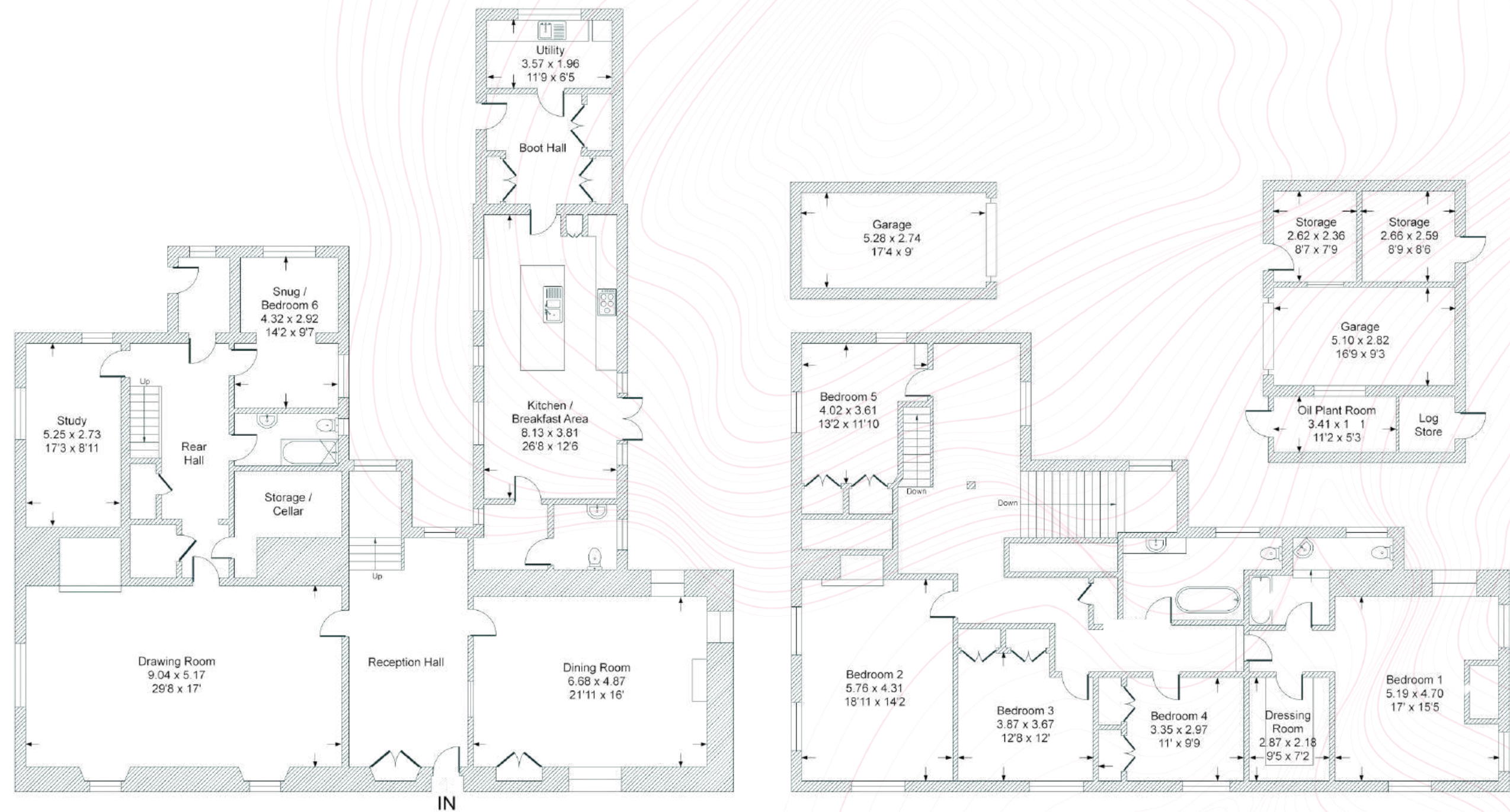








FLOORPLAN



Total - 416 q m / 5,043 sq ft
House - 418 sq m / 4,500 sq ft | Outbuildings - 22 sq m / 232 sq ft | Garage - 28 sq m / 311 sq ft

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