

**TO LET**  
**UNFURNISHED**

A four / five bedroom, three reception room detached house set in some  $\frac{2}{3}$  of an acre of grounds with garage and serviced heated swimming pool situate with rural views yet only a short walk from the centre of Boxford



The Paddocks, School Hill, Boxford, Sudbury, Suffolk, CO10 5JT  
**Available to Rent on a Six Month Assured Shorthold tenancy at £950 pcm.**

**ACCOMMODATION INCLUDES:**

- First Floor:** 3 Bedrooms, Large Living / Dining Room, Kitchen, Bathroom, Shower Room, Sun Room, Lounge / Playroom / Study
- Second Floor:** 2 further Bedrooms or Playroom & Study
- Outside:** Heated Swimming Pool, Pergola ,2 large entertaining patios, Garage, Pool Store,  $\frac{2}{3}$  acre of landscaped gardens.

**Misrepresentations Act (1967):**

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission of misstatement in these particulars. Clark & Willcocks Ltd does not make or give, whether in these particulars, during negotiations or otherwise any representation or warranty whatsoever in relation to this property.



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# CLARK & WILLCOCKS LTD

CHARTERED SURVEYORS, LAND & ESTATE AGENTS

## Useful Information

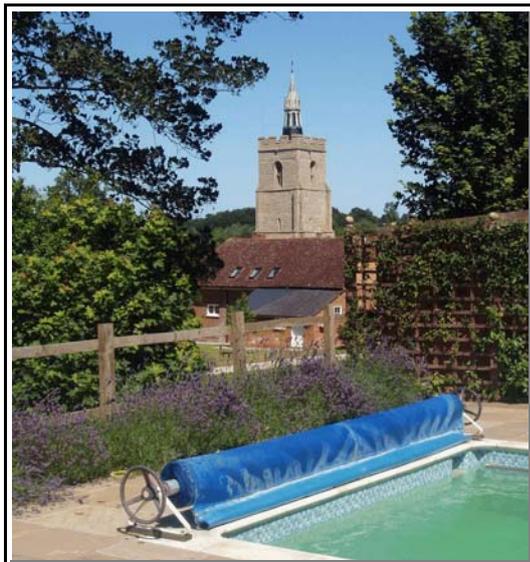
Council Tax	Band F	Babergh District Council (01473) 822801
	(£2098.34 payable 2009/10)	
Shops	Butchers, general stores, pubs etc Boxford village centre	
Heating	Oil fired central heating and swimming pool heating costs approx £600 p.a subject to use. Wood burner in Living Room	
Retention	The landlord will retain one side of the garage for storage	
Railway	Colchester Mainline Station ( to London Liverpool St) approx 8 miles	
Towns	Sudbury approx 6 miles	
Directions	From Hadleigh take the second turning into Boxford and the property is to be found set back from the road about 200 m on the left hand side	



View of the rear of the property with the large patios and 7.3 x 3.5 m swimming pool



View of the Living Room looking out to the rear of the property



Part of the summer time view from the swimming pool and patio



View of the rear of the property with the large patios and 7.3 x 3.5 m swimming pool



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