



The Clock House
Boyton, Suffolk

Strutt
& Parker

Land and property. Since 1885

A charming period home situated in a peaceful village within easy distance of the Suffolk Coast.

The Clock House is a beautifully presented period home offering over 2,100 sq ft of light-filled accommodation arranged over two floors, combining original features with a flexible, spacious layout ideal for modern living.

The ground floor has been thoughtfully configured to allow a natural flow between the principal living spaces. At the heart of the home is a spacious open-plan sitting/dining room with large windows and French doors allowing natural light to flood the space, whilst also offering direct access to the garden. The adjacent kitchen is fitted with an AGA cooker, granite worktops, a range of wall and base cabinetry, built-in appliances with exposed beams offering period features, and is complemented by a practical utility room. A generous snug and further dining area, divided by back-to-back fireplaces with wood-burning stoves, together create an ideal setting for family entertaining. A study and boot room complete the ground floor.

On the first floor, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from built-in wardrobes and an en suite bathroom, while the remaining three bedrooms are served by a family bathroom featuring both a bath and a walk-in shower. Many of the rooms benefit from elevated views across the private grounds and surrounding countryside.

The property is set within a generous and private plot. A substantial double carport and gravel driveway provide ample off-road parking. To the rear, a wide paved terrace offers an ideal space for al fresco dining and entertaining, with steps rising to an expansive lawn bordered by mature trees, flowering shrubs and established hedgerows. The property also benefits from a substantial outbuilding comprising a large workshop and separate store, offering excellent potential for a variety of uses. A further area of garden divided by a 'crinkle-crackle wall' sits behind the cartlodge, with orchard and plenty of space for growing veg or relaxing.



Location

The Clock House is situated in Boyton, a charming, peaceful village in rural East Suffolk, set close to the River Deben and near to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Nearby is the renowned Snape Maltings Concert Hall which is home to the annual Aldeburgh Music Festival and a number of shops. The village offers a tranquil countryside setting surrounded by open farmland and attractive walking routes, while nearby Woodbridge provides a wide range of amenities including independent shops, cafés, restaurants and leisure facilities. The historic market town of Framlingham is also within easy reach, offering further everyday services and a well-regarded cultural scene. The area is particularly well served for schooling, with both state and independent options in Woodbridge and Framlingham, including Woodbridge School.

Postcode region: IP12

General

Local Authority: East Suffolk Council
Services: Main water and electricity services are connected. Private drainage which complies with the current regulations. Oil-fired central heating. Solar panels on the cartlodge
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2.115 sq ft (196 sq m)

4 bedrooms

Workshop & cart lodge

Set within tranquil gardens

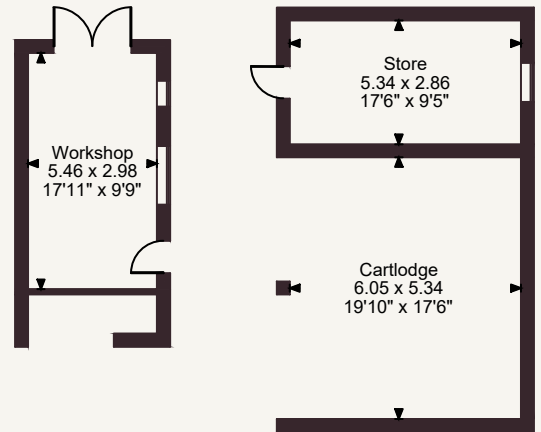
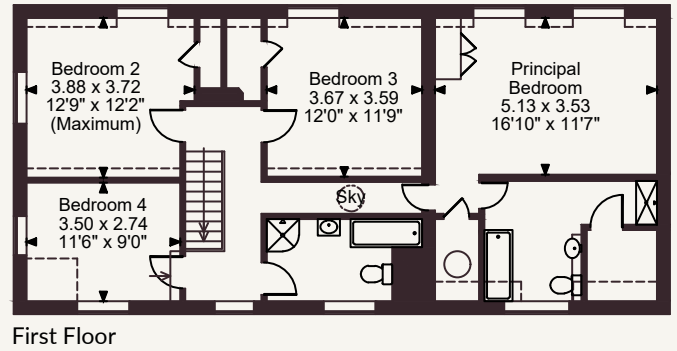
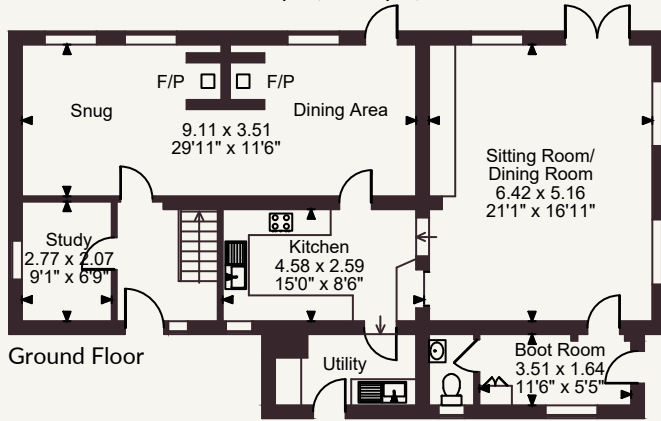
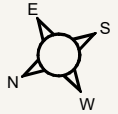
Period features throughout

Freehold | Village setting

Guide price £650,000



The Clock House The Street, Boyton, Suffolk
 Main House internal area 2,115 sq ft (196 sq m)
 Cartlodge internal area 348 sq ft (32 sq m)
 Workshop & Store internal area 372 sq ft (35 sq m)
 Total internal area 2,835 sq ft (263 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ
 01473 220444 | ipswich@struttandparker.com



@struttandparker struttandparker.com

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