



**The Cottage**  
**Bures, Suffolk**

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# The Cottage, High Street, Bures, Suffolk, CO8 5JG

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A four-bedroom (one en-suite) detached period property enjoying a prominent high street location within the well-served village of Bures. Lying on the Suffolk/Essex border and within the village conservation area, the property is understood to originally have existed as three cottages and has been combined to create a single, characterful residence of impressive standing within one of the area's most-favoured villages. Offering an accommodation schedule of approximately 2,135 sq ft, The Cottage has benefitted from a programme of improvement by the current owners during their tenure including replacement hardwood traditional-style casement windows to front and side elevations, installation of column-style radiators, replacement of en-suite shower cloakroom and internal redecoration. Situated within walking distance of the village amenities, a network of countryside walks and public footpaths lying within the Stour Valley. Arranged via three ground-floor reception rooms, the property further benefits from garaging, gated private parking and walled cottage gardens.

## **A four-bedroom (one en-suite) detached period property offering three reception rooms, 2,135 sq ft of accommodation and further benefitting from garaging, gated parking, walled gardens and enjoying a central village location.**

Panelled timber door opening to:

**ENTRANCE HALL/STUDY:** With casement window to front with plantation shutter, tiled flooring and door to:

**BOOT CUPBOARD:** With fitted shelving, exposed timbers and tiled flooring throughout.

**SITTING ROOM:** The principal reception room is afforded a wealth of charm, character and notable period features throughout including evidence of a mullion window, exposed timberwork, ceiling timbers and French doors opening to the rear terrace with further casement window. An open fireplace is offset with granite hearth, feature surround and mantle over.

**DINING ROOM:** Enjoying a direct, open plan link with the kitchen, with engineered oak flooring throughout and a brick fireplace with hearth (presently sealed), central ceiling timber, exposed wall timbers and casement window range with shutter to front. Opening to:

**KITCHEN:** Fitted with an extensive range of shaker-style wooden base and wall units, preparation surfaces over and tiling above. Double sink unit with vegetable drainer to side and mixer tap over with three-window range to rear overlooking walled gardens. Appliances include a Miele dishwasher and space for range-style cooker and fridge/freezer. Tiled flooring throughout and central peninsula unit with further base-level storage, spotlighting and door with Suffolk latch opening to:

**PANTRY:** Offering an extensive range of fitted shelving with window to side and tiled flooring throughout.

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**LOBBY:** Stairs to first floor, window with shutter to front.

**STOREROOM:** With double doors opening to a recessed under stair storage space with tiled flooring throughout, drawers and cupboard with oak surfaces over and lighting.

**LAUNDRY ROOM:** Fitted with a single oak preparation surface with space and plumbing for washing machine, dryer and also housing gas-fired boiler. Door to linen store housing water cylinder with fitted shelving above. Obscured panel-glazed door to outside.

**SNUG:** An adaptable reception space offering excellent potential as a playroom, hobby room or snug with casement window range to front, plantation shutters and central brick fireplace (presently sealed). Central ceiling timber and secondary staircase off.

**CLOAKROOM:** With half-height tongue-and-groove panelling and fitted with traditional-style ceramic WC, Burlington pedestal wash handbasin and wall-mounted heated towel radiator. Obscured-glass casement window to front, further window to side and exposed timberwork.

## First floor

**LANDING:** With hatch to loft, door to cupboard with useful fitted shelving and step up with triple-width fitted storage cupboard with sliding doors to front and further double storage cupboard also with sliding doors. Panel door opening to:

**BEDROOM 1:** With window range to rear affording an attractive aspect across the walled gardens. Extensive range of fitted wardrobe units and full-height store with shelving. Opening to:

**DRESSING AREA:** With twin fitted wardrobes, door to:

**EN-SUITE SHOWER ROOM:** Principally tiled and fitted with ceramic WC, Delphi wash handbasin with a base-level unit and separately

screened shower unit with shower attachment, LED lighting and extraction above. Traditional-styled column radiator and casement window to side. LED spotlights.

**BEDROOM 2:** With casement window range to front, fitted wardrobes and door to bedroom 4.

**BEDROOM 3:** With casement window to front affording views across Bures maltings. Exposed wall timbers and fitted wardrobe.

**BEDROOM 4:** (Access via bedroom 2 and secondary staircase) With casement window range to side, exposed wall timber and original doors opening to recessed store cupboard.

**FAMILY BATHROOM:** Principally tiled and fitted with pedestal wash handbasin and bath with electric shower over. Obscured-glass window range to front.

**SEPARATE WC:** Principally tiled and fitted with ceramic WC, pedestal wash handbasin and window to side.

## Outside

The Cottage is prominently positioned on Bures High Street, conveniently situated for the range of facilities available within the village. An area of secured gated parking provides space for two vehicles (including the garage) with parking available a short distance from the property. Direct access is provided to the:

**GARAGE:** With single electric up-and-over door, light and power connected, and personnel door to side. Boarded loft space above.

The private, well-screened walled gardens are enhanced by wrought iron effect fence line border flanking the established border planting with a

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walkway round and raised terrace. Central expanse of lawn, gated side access and established range of border plants, mature hedging and trees.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band E. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

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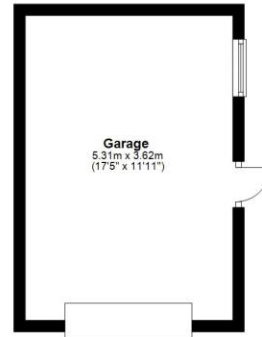
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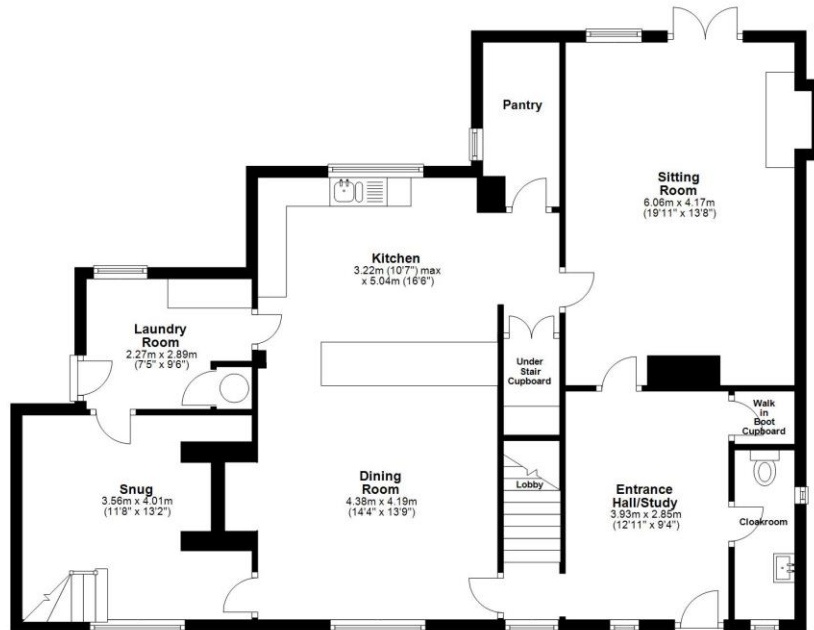
## Outbuilding

Approx. 19.2 sq. metres (207.0 sq. feet)



## Ground Floor

Approx. 106.7 sq. metres (1149.0 sq. feet)



## First Floor

Approx. 91.7 sq. metres (986.6 sq. feet)



Total area: approx. 217.6 sq. metres (2342.6 sq. feet)

Created by [www.propertyphotosolutions.co.uk](http://www.propertyphotosolutions.co.uk). This floor plan is for guidance purposes only and is not to scale. It has been produced to illustrate the internal layout and relationship between the individual rooms within the property. The floor area is approximate only.  
Plan produced using PlanUp.



