



Rose Cottage
Bures, Suffolk

**DAVID
BURR**



Rose Cottage, Colchester Road, Mount Bures, Bures, Suffolk, CO8 5BH

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 (two en-suite) detached high specification single storey property enjoying an edge of village location within the highly regarded village of Mount Bures. Renowned for its historic Norman mount, the property lies on the periphery of the village and offers convenient access via a nearby public footpath to the centre of the well-served village of Bures. Located on the Suffolk/Essex border, the property has been subject to a comprehensive programme of improvement and extension by the current owners, offering two distinctive reception rooms and a host of notable retained features including multiple wood burning stoves, porcelain tiled flooring, UPVC framed double glazed windows and doors, a quartz topped bespoke kitchen with central island and outstanding views across the rear elevation with farmland adjacent. Further benefits to the property include a detached double cartlodge with additional garage bay, internal staircase with storage above, gated private parking via a tarmac driveway, an Indian sandstone rear terrace, established formal gardens and further gardens beyond abutting open farmland with a total plot size of approximately 1.67 acres.

A four bedroom (two en-suite) high specification detached single storey property situated on the periphery of the highly regarded village of Mount Bures. Further benefitting from a detached double cartlodge with single bay garage, an Indian sandstone terrace, ample private parking and total plot size of approximately 1.67 acres.

Stained glass UPVC clad grained effect security door opening to:

ENTRANCE HALL: 10' 2" x 3' 1" (3.11m x 0.95m) With porcelain tiled flooring and opening to:

INNER HALL: 29' 3" x 7' 4" (8.93m x 2.26m) An inviting central hallway with a centrally positioned wood burning stove on a stone hearth, porcelain tiled flooring, study area to side and hatch to loft. Door to:

STORE ROOM: Full height store room with useful fitted shelving.

Half height double glazed panels doors opening to:

SITTING ROOM: 18' 10" x 14' 10" (x 11' 3") (5.75m x 4.53m (narrowing to 3.43m)) Affording a dual aspect with casement window range to side, french doors opening to the Indian sandstone rear terrace and set beneath eight-foot ceiling heights. Notable attributes include a centrally positioned wood burning stove on a granite hearth, in addition to porcelain tiled flooring throughout.

DINING ROOM: 14' 5" x 10' 0" (4.39m x 3.05m) Enjoying a direct link with the kitchen/breakfast room with a further half height panel door to the inner hall. Casement window range to rear and french doors opening to the Indian sandstone terrace and formal gardens with views across the additional gardens and farmland beyond. Porcelain tiled flooring throughout, deep skirting and opening to:

Rose Cottage, Colchester Road, Mount Bures, Bures, Suffolk, CO8 5BH

KITCHEN/BREAKFAST ROOM: 18' 8" x 11' 11" (5.69m x 3.62m)

Fitted with an extensive range of soft close shaker style base and wall units with quartz preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and casement windows affording views across the gardens. The kitchen is fitted with a range of integrated appliances including two base level Bosch ovens, a five-ring induction hob and extraction above, in addition to a full height fridge, full height freezer and dishwasher. The kitchen is comprised of a further range of cutlery draws, deep fill pan draws and full height larder units. A quartz topped island is complete with space for use as a breakfast bar with wine cooler, further range of pan drawers and cutlery draw. Porcelain tiled flooring throughout and door to linen store housing water cylinder with useful fitted shelving. Casement window to side. Door to:

UTILITY ROOM: Providing space and plumbing for a washing machine and tumble dryer with half height panel glazed door to outside.

BEDROOM 1: 17' 7" x 14' 4" (x 10' 5") (5.35m x 4.36m (narrowing to 3.18m)) With french doors to rear affording a direct aspect to the Indian sandstone terrace and gardens beyond. Range of LED spotlights, LVT flooring and door to:

WALK IN WARDROBE: 6' 8" x 6' 0" (2.05m x 1.84m) With floor to ceiling storage solutions with open fronted units and attached hanging rails, base level draws and open fronted cube units.

EN-SUITE SHOWER ROOM: 8' 9" x 4' 0" (2.69m x 1.23m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled separately screened shower unit with both mounted and handheld shower attachments. Mirror fronted wall unit and LED spotlights.

BEDROOM 2: 15' 5" (x 11' 6") x 12' 00" (4.70m (narrowing to 3.51m) x 3.65m) With casement window range to front and stripped wood effect flooring.

BEDROOM 3: 15' 3" x 11' 11" (4.64m x 3.62m) With single casement window to front and Victorian style fireplace.

BEDROOM 4: 14' 10" x 7' 10" (4.53m x 2.38m) Affording a dual aspect with casement window range to front and side, affording views across the private, well-screened gardens.

JACK AND JILL EN-SUITE FAMILY BATHROOM: 12' 0" x 9' 2" (3.65m x 2.79m) (Accessed via the inner hall and bedroom two). Fully tiled and fitted with RAK ceramics WC, wash hand basin within a gloss fronted base unit, phoenix bath with jacuzzi jets and separate shower attachment, in addition to fully tiled separately screened double shower unit with both mounted and handheld shower attachments. LED spotlights and casement window to front.

Outside

The property is set back from Colchester Road and approached via a tarmac driveway with brick border wall, integrated lighting and a five-bar gate opening to a sweeping driveway with brick borders and flanked by lawns. The driveway opens into an area of private off-street parking providing space for approximately six to eight vehicles with direct access to the:

DOUBLE CARTLODGE: 20' 5" x 19' 0" (6.22m x 5.79m) With oak support struts and crossbeams, two open bays and a concrete base. Internal personnel door opening to:

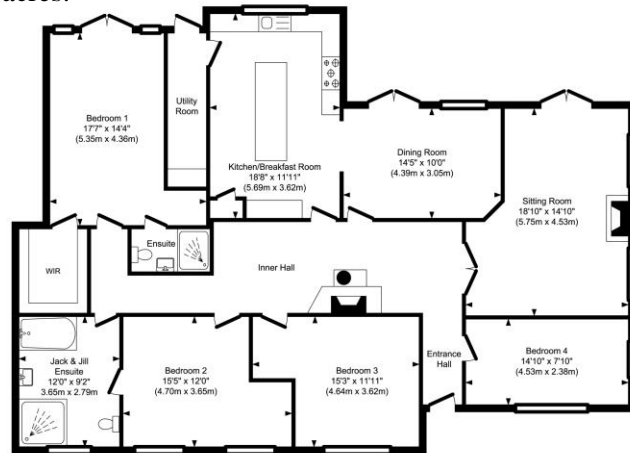
GARAGE: 19' 5" x 9' 11" (5.93m x 3.01m) With twin hinged doors to front, light and power connected and internal staircase rising to:

Rose Cottage, Colchester Road, Mount Bures, Bures, Suffolk, CO8 5BH

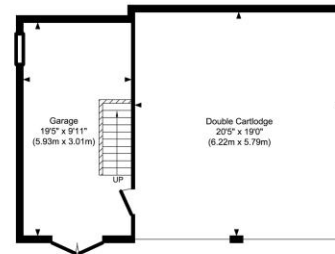
ABOVE GARAGE STORE: 30' 8" x 15' 1" (9.34m x 4.59m) Spanning the width of the building with light and power connected.

The gardens envelope the property with various shingle walkways with brick borders, timber framed external stores and an established fence line border to the front elevation with hedging beyond. The lawns are complemented by raised beds with a chip surface and a diverse range of plants, shrubs, flowers and fledgling trees.

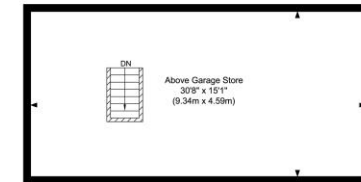
The formal gardens have been adapted and partitioned via a five-bar gate with post and rail border fencing, mid-level hedging and further Indian sandstone terrace, providing an ideal entertaining alfresco dining area. A five-bar gate opens from either the formal gardens or driveway to a further expansive of lawn interspersed by a range of trees with copse to side and farmland beyond. In all approximately 1.67 acres.



Ground Floor
Approximate Floor Area
1819.10 sq. ft.
(169.00 sq. m)



Outbuilding
Approximate Floor Area
586.20 sq. ft.
(54.46 sq. m)



Outbuilding
Approximate Floor Area
461.44 sq. ft.
(42.87 sq. m)

TOTAL APPROX. FLOOR AREA 2866.75 SQ.FT. (266.33 SQ.M.)

Produced by www.chevronphotography.co.uk © 2023

TENURE: Freehold

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

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

WHAT3WORDS: twings.marker.skylights

LOCAL AUTHORITY: Colchester City Council, Town Hall, High Street, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

