



Park View
Alphamstone, Suffolk

**DAVID
BURR**



Park View, Lamarsh Road, Alphamstone, Bures, Suffolk, CO8 5HR

Alphamstone is a rural yet thriving Parish with a particularly strong community spirit. There are exceptional countryside walks and whilst rural the village of Bures, with its outstanding primary school, shop, pubs and commuter rail link is only three miles. The market town of Sudbury has a comprehensive range of amenities and branch line link to London Liverpool Street Station is 8 miles. The Essex town of Braintree is 12 miles and Stansted Airport is approximately a 40-minute drive.

Enjoying an elevated position with no immediate neighbours and far-reaching views across rolling farmland and Stour Valley, this four bedroom (one en-suite) detached property is located within the rural parish of Alphamstone. Located on the Suffolk/Essex border, the property enjoys unlisted status and whilst would benefit from a degree of modernisation/updating, it nonetheless offers an exceptionally well-appointed accommodation arranged via two ground floor reception rooms. Notable retained features include a brick fireplace with inset wood burning stove, french doors, parquet flooring, picture rails and complementing en-suite facilities to the first-floor bedroom. Further benefits to the property include an extended double garage, ample private parking and a total plot size of approximately 0.36 acres.

A four bedroom (one en-suite) detached unlisted property with no immediate neighbours enjoying an elevated setting comprising of two ground floor reception rooms and further benefits including an extended double garage, ample private parking and a total plot size of approximately 0.36 acres. NO ONWARD CHAIN.

Panel glazed timber door opening to:

ENTRANCE PORCH: 5' 11" x 3' 11" (1.82m x 1.20m) With tiled flooring, hatch to loft and door to:

ENTRANCE HALL: 4' 8" x 2' 9" (1.44m x 0.84m) With parquet flooring, door to boiler room and further door to:

SNUG: 11' 10" x 11' 11" (3.62m x 3.64m) Affording a dual aspect with timber framed casement window range to front, further window to side affording an elevated aspect across the surrounding landscape and centrally positioned brick fireplace with inset wood burning stove, wooden surround and mantle over. Half height obscured panel glazed pine door opening to:

REAR HALL: 17' 1" x 5' 0" (5.22m x 1.53m) With casement window to side affording views across the adjacent landscape, door to outside and parquet flooring throughout. Half height obscured panel glazed door to:

SITTING ROOM: 20' 8" (11' 10") x 16' 1" (6.32m (narrowing to 3.61m) x 4.92m) Affording a triple aspect with oriel bay window to side, further casement window and french doors opening to the rear terrace and garden beyond. Retained features include a brick fireplace with inset wood burning stove, recess to rear and fitted shelving.

KITCHEN/DINING ROOM: 19' 11" x 10' 9" (6.08m x 3.29m) Fitted with a matching range of solid wood base units with glass fronted wall units, preparation surfaces over and tiling above. Integrated appliances include a Neff oven, four ring Samsung hob, extraction above and

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stainless steel single sink unit with mixer tap above. Oil fired Rayburn stove set within a recessed unit, window range to front and door to side.

CLOAKROOM: 6' 6" x 3' 6" (2.00m x 1.09m) Fitted with ceramic WC, pedestal wash hand basin and parquet flooring throughout.

First floor

LANDING: With far reaching views across the adjacent landscape via a casement window to front, door to:

BEDROOM 1: 17' 2" x 10' 8" (5.24m x 3.27m) Affording a dual aspect with casement window to side affording elevated views across rolling farmland within the Stour Valley. Further window to rear affording views across the gardens. Fitted wardrobes and door to:

EN-SUITE SHOWER ROOM: 8' 2" x 3' 10" (2.50m x 1.19m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled, separately screened shower.

BEDROOM 2: 12' 0" x 11' 10" (3.66m x 3.62m) Affording a dual aspect with casement window range to front and side affording elevated views.

BEDROOM 3: 14' 3" x 9' 4" (4.36m x 2.87m) With casement window to side affording views across the adjacent landscape.

BEDROOM 4: 8' 11" x 8' 8" (2.73m x 2.66m) With casement window to side, fitted wardrobes and hatch to loft.

FAMILY BATHROOM: 9' 8" x 8' 6" (2.96m x 2.60m) With half height tiling and fitted with ceramic WC, pedestal wash hand basin and bath with separate shower attachment. Door to store room housing water cylinder with useful fitted shelving and casement windows to front and side.

Outside

The property is situated on Lamarsh Road and approached via a shingle driveway with five bar gate and space for approximately four-five vehicles. Direct access is provided to the:

DOUBLE GARAGE: 23' 5" x 15' 4" (7.14m x 4.69m) With up and over door to front and light and power connected.

Set with no immediate neighbours, the gardens are tucked away to the rear with a traditionally styled brick terrace rising to a lawn beyond with low level fence line border, wealth of both fledging and mature trees and interspersed with walkway with established planting. The gardens widen to an area with a timber framed external store, greenhouse providing a hidden area with exceptional views across the landscape beyond.

TENURE: Freehold

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

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

WHAT3WORDS: ///lawfully.lunch.sweeten

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525). **BAND:** F.

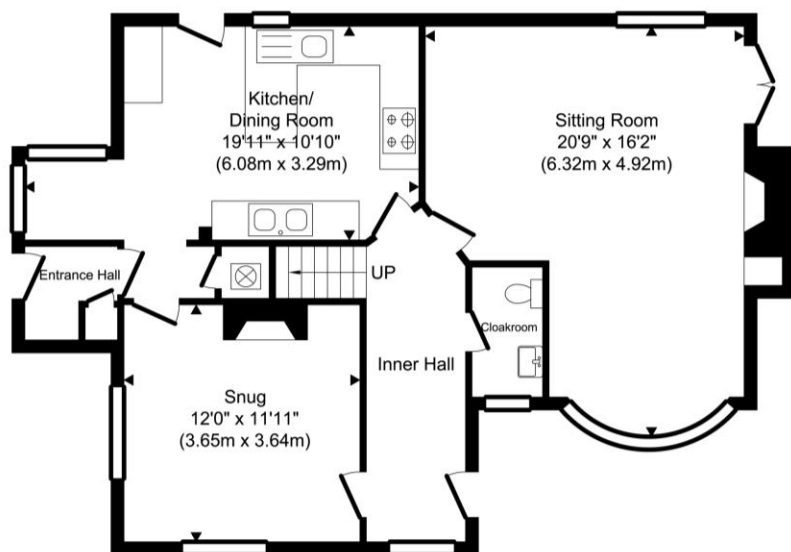
BROADBAND: Up to 1000Mbps (Source Ofcom).

MOBILE COVERAGE: EE, O2 & Vodafone (Source Ofcom).

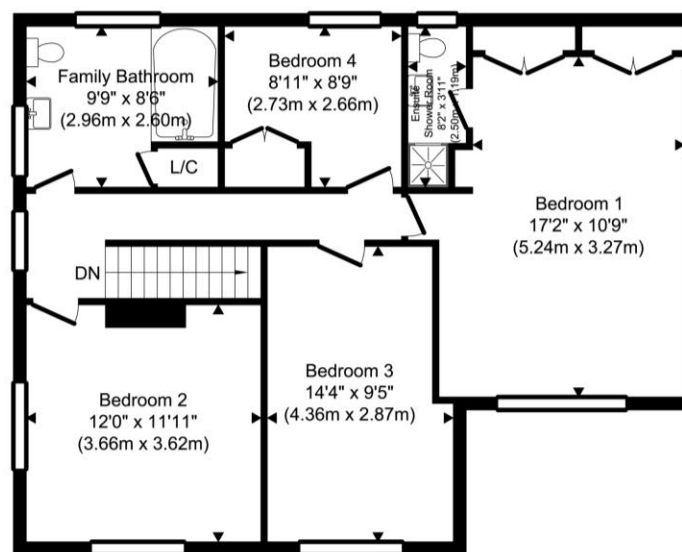
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VIEWING: Strictly by prior appointment only through DAVID BURR.

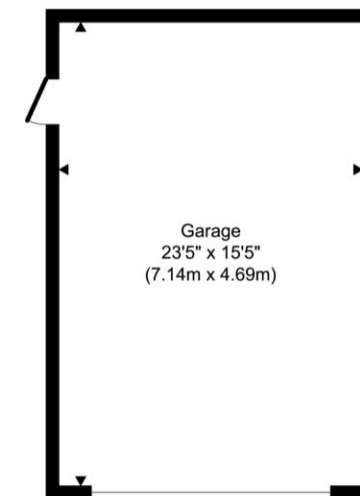
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Ground Floor
Approximate Floor Area
784.25 sq. ft.
(72.86 sq. m)



First Floor
Approximate Floor Area
782.53 sq. ft.
(72.70 sq. m)



First Floor
Approximate Floor Area
360.37 sq. ft.
(33.48 sq. m)

TOTAL APPROX. FLOOR AREA 1927.17 SQ.FT. (179.04 SQ.M.)

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