

3 Ropers Hall Cottages, Assington Road, Bures, Suffolk, CO8 5JX



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Bures, Suffolk

**DAVID
BURR**



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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 (six miles) and Colchester (seven 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 three-bedroom former farm workers cottage enjoying an outstanding position, adjacent to paddock land to the front and farmland to rear, located on the periphery of the highly regarded village of Bures. An adaptable, well maintained individual property enjoying a total plot size of 0.29 acres and enjoying a quiet, rural position whilst providing convenient access to the village of Bures with its branch line rail link. Offering an accommodation schedule of approximately 1,200 sq ft arranged over two floors the property in its present form is via two ground floor reception rooms with a substantial kitchen extension, ground floor shower room and cloakroom.

Further benefits to the property include a detached double garage and a driveway with a shared access road running to the rear of the cottages.

A three-bedroom property enjoying an edge of village location, arranged via two ground floor reception rooms with views across rolling paddock land to front and farmland to rear. Further benefitting from a detached double garage, ample private parking and a total plot size of approximately 0.29 acres.

Stained glass panelled UPVC clad security door opening to:

ENTRANCE HALL: 3' 8" x 3' 0" (1.16m x 0.92m) With staircase off rising to first floor and panelled glazed door to:

SITTING ROOM/DINING ROOM: 24' 4" x 11' 5" (7.45m x 3.51m) A distinctive, open aspect room with casement window to front affording attractive views across adjacent paddock land. Notable features include a gas fireplace with back boiler.

SNUG: 11' 6" x 10' 7" (3.53m x 3.27m) With casement window to front affording an unspoilt aspect across the stour valley and a fireplace with surround and mantel over.

KITCHEN: 15' 3" x 10' 5" (4.67m x 3.19m) Fitted with an extensive range of base units with preparation surfaces over and tiling above. Stainless-steel single sink unit with hot and cold tap over and space for an oven with four-ring hob above and extraction over, fridge/freezer and tiled effect flooring throughout. Also providing space and plumbing for a washing machine and dryer. Skylight, casement window to rear and UPVC framed panel-glazed double doors opening to rear terrace and gardens beyond. Panel glazed door to:

INNER HALL: Providing a walkway to the ground floor shower room and cloakroom with UPVC, obscured glass panel glazed door opening outside.

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SHOWER ROOM: 8' 4" x 6' 8" (2.57m x 2.08m) Fitted with ceramic WC, pedestal wash handbasin and tiled wet room with shower attachment. Obscured glass window to rear and wall mounted heated towel radiator.

CLOAKROOM: 6' 6" x 3' 3" (2.01m x 1.00m) Fitted with ceramic WC, pedestal wash handbasin and obscured glass window to side.

First floor

LANDING: With casement window to side, and door to:

BEDROOM 1: 15' 9" x 11' 5" (4.87m x 3.51m) With picture window to side, fireplace with surround, mantel over and double doors to linen store housing water cylinder with useful fitted shelving.

BEDROOM 2: 11' 7" x 10' 6" (3.57m x 3.23m) With casement window to front affording an elevated aspect across adjacent paddock land and stour valley beyond. Fireplace with surround and mantel over.

BEDROOM 3: 11' 4" x 8' 9" (3.48m x 2.72m) With casement window to rear affording views across the gardens and farmland beyond.

Outside

The property is situated on Assington Road amidst a handful of individual period properties associated with Ropers Hall, forming the end of a terrace of three, benefitting from ample front gardens with a low-level hedge line border, walkway from Assington Road continuing beside the property and continuing to the rear gardens which are arranged via a well screened terrace. The gardens continue via a green house, further expanse of lawn and rising to provide direct access to the:

DOUBLE GARAGE: 19' 7" x 17' 6" (6.00m x 5.36m) With two up and over doors to front, light and power connected and inspection pit.

An area of concrete hardstanding provides an allocated area of off-street parking for approximately four vehicles, with a timber framed external store and the gardens continue beyond the garage providing external space with raised beds and aspect across unspoilt farmland beyond.

AGENTS NOTE: The property is understood to be of poured concrete and lathe and plaster construction. It is understood that 3 Ropers Hall owns the driveway behind the row of cottages, whilst 4 Ropers Hall Cottages has a right of access to their garage with an agreement in place to not obstruct the driveway.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private shared drainage. Gas central 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.

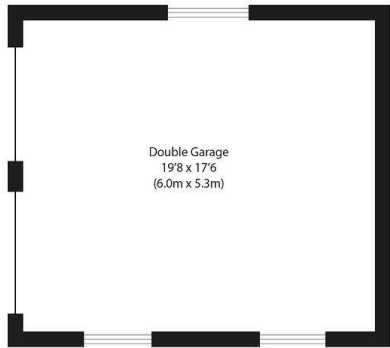
WHAT3WORDS: ///adapt.butchers.taskbar

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

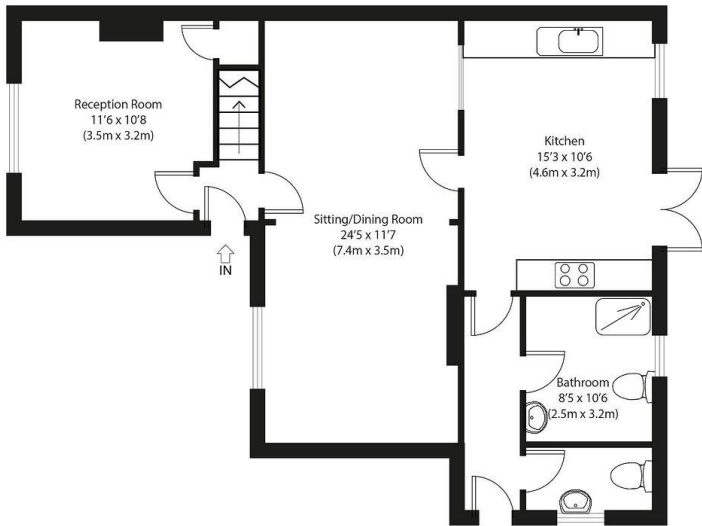
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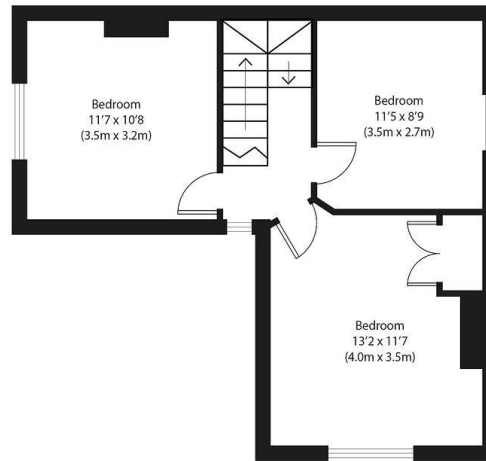


Approximate Gross Internal Area
Main House 1190 sq ft (111 sq m)
Garage 350 sq ft (33 sq m)
Total 1540 sq ft (143 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst we do not doubt the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.davidburr.co.uk



Ground Floor



First Floor



