



Walnut House
Bures, Suffolk

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BURR**



Walnut House, Sudbury Road, Bures, Suffolk, CO8 5JT

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.

An exceptionally well-presented five bedroom (one en-suite) detached property enjoying unlisted status, understood to date from the Victorian era and having benefitted from multiple programmes of extension enjoying an attractive setting with no immediate neighbours, located on the periphery of the highly regarded village of Bures. Located on the Suffolk/Essex border, the property is enveloped by open farmland with views to the front elevation across the Stour Valley and offering an accommodation schedule of approximately 1,800sq ft arranged over two floors. Providing an accommodation via three ground floor reception rooms, the property is notable for its distinctive retained features including a wood burning stove set within a brick fireplace, a granite topped, Orwell's bespoke AGA kitchen, a garden room set beneath a solid roof and limestone flooring. Lying between the village of Bures and thriving market town of Sudbury with further benefits include a detached garage, ample parking via a shingle driveway and established, well-screened gardens enveloping the property with a raised terrace, lawns on a gently sloping gradient and dense border planting.

A five bedroom (one en-suite) detached unlisted property understood to date from the Victorian era with three ground floor reception rooms. Enjoying a rural aspect on the periphery of the village with views across the Stour Valley and further benefitting from a detached garage, ample private parking and wrap around gardens adjacent to open farmland.

Grained effect UPVC clad panelled security door opening to:

ENTRANCE HALL: 14' 2" x 8' 0" (4.34m x 2.45m) With limestone tiled flooring throughout running into the kitchen/breakfast room, garden room and utility. Staircase off and LED spotlights. Door to useful understairs storage recess and panel door with step down to:

CLOAKROOM: Fitted with W/C, wash basin, extractor fan.

SITTING ROOM: 26' 5" x 12' 0" (8.0m x 3.64m) Affording a dual aspect with heritage grade, UPVC grained effect triple glazed window to side and full height panel glazed screening with windows to rear affording an attractive aspect across the established, well-screened gardens. The focal point of the room is a centrally positioned brick fireplace with slate

hearth, inset wood burning stove and oak mantle over. Central exposed ceiling timber, stripped pine flooring throughout, double door and step down to:

DINING ROOM: 14' 9" x 12' 3" (4.52m x 3.74m) Forming a dual aspect with UPVC framed grained effect, heritage grade casement window to rear and side, range of fitted shelving units and providing ample space for a ten-seater dining table.

KITCHEN/BREAKFAST: 19' 6" x 11' 7" (5.9m x 3.54m) A high specification fitted kitchen by Orwell's of Ipswich comprising a matching range of soft close, oak framed base units incorporating deep fill pan drawers, corner carousel unit, base level shelving unit, oak lined, under sink units and deep corner unit. The kitchen units further comprise a

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curved, double fronted low level spice unit. Panelling to rear AGA with shelving unit. Double ceramic sink unit with Abode mixer tap above and appliances including a three oven electric total control AGA with extraction above, fridge, Neff dishwasher and integrated waste/recycling unit. With granite preparation surfaces throughout, LED spotlights and breakfast area to side. Bespoke dresser matching the kitchen with fitted lighting. Triple glazed casement window to side, lighting and double glazed panelled double doors opening to:

GARDEN ROOM: 13' 0" x 10' 1" (4.00m x 3.00m) Enjoying a beautifully appointed setting providing views across the entirety of the rear gardens set on a brick base with glazed surround on three sides beneath a solid, pitched roofline with LED spotlight and central and wall lighting to suit the mood, Dimplex wall heater. Double doors opening to the raised terrace with aspect across the gardens.

REAR HALL: 8' 3" x 3' 6" (2.54m x 1.09m) With panel door to outside and glass panel door to:

UTILITY ROOM: 10' 4" x 6' 9" (3.15m x 2.10m) Fitted with a matching range of base and wall units with wood effect preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap over, tiling above and space and plumbing for washing machine, tumble dryer and a full height fridge and freezer. Full height wall unit, casement window to front and limestone tiled flooring.

First floor

LANDING: An 'L' shaped landing with casement window to front and door to linen store housing water cylinder with useful fitted shelving and door to:

BEDROOM 1: 14' 9" x 12' 3" (4.52m x 3.73m) Forming part of a two storey side extension with triple glazed, heritage grade casement window

range to side and rear, extensive range of fitted wardrobe units and door to:

EN-SUITE BATHROOM: 9' 3" x 5' 2" (2.83m x 1.56m) Principally tiled and fitted with WC, pedestal wash hand basin and bath with multiple shower attachments. Casement window to rear affording views across the gardens.

BEDROOM 2: 13' 2" x 12' 0" (4.01m x 3.66m) With casement window to side.

BEDROOM 3: 9' 3" x 8' 1" (3.03m x 2.46m) With casement window to rear affording views across the gardens and farmland beyond.

BEDROOM 4: 12' 9" x 6' 9" (3.9m x 2.11m) Currently being utilised as an office/study with range of fitted wardrobe units and casement window to front.

BEDROOM 5: 9' 3" x 6' 5" (2.81m x 1.97m) Presently being utilised as an additional office although offering potential use as a single bedroom with casement window to rear.

FAMILY BATHROOM: 13' 1" x 6' 9" (3.97m x 2.11m) A substantial family bathroom suite, principally tiled and fitted with Vitra ceramic WC, wash hand basin within a fitted unit, touch sensitive mirror above with light surround and fully tiled bath with separately screened power shower. Casement window to side.

Outside

The property is located on periphery of the village, accessed via Sudbury Road and approached via a shingled driveway with space for approximately six vehicles. Flanked by a lawn bank to both sides with

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adjacent farmland and views towards the River Stour from the front elevation. Direct access is provided to the:

GARAGE: 16' 0" x 9' 10" (4.88m x 3.02m) With twin hinge doors to front, light and power connected and useful loft storage space. Of traditional brick construction and set beneath a slate roofline with personnel door to side and store room to rear with light and power connected.

Gated access leads to an Indian sandstone terrace with walled border, established border planting, a decked, covered seating area, timber summer house and lawn on a gentle gradient with weeping birch tree, fence line surround, established planting and farmland beyond.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. LPG 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: ///native.gear.cleanest

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

BROADBAND: Up to 1000 Mbps (Source Ofcom).

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

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.



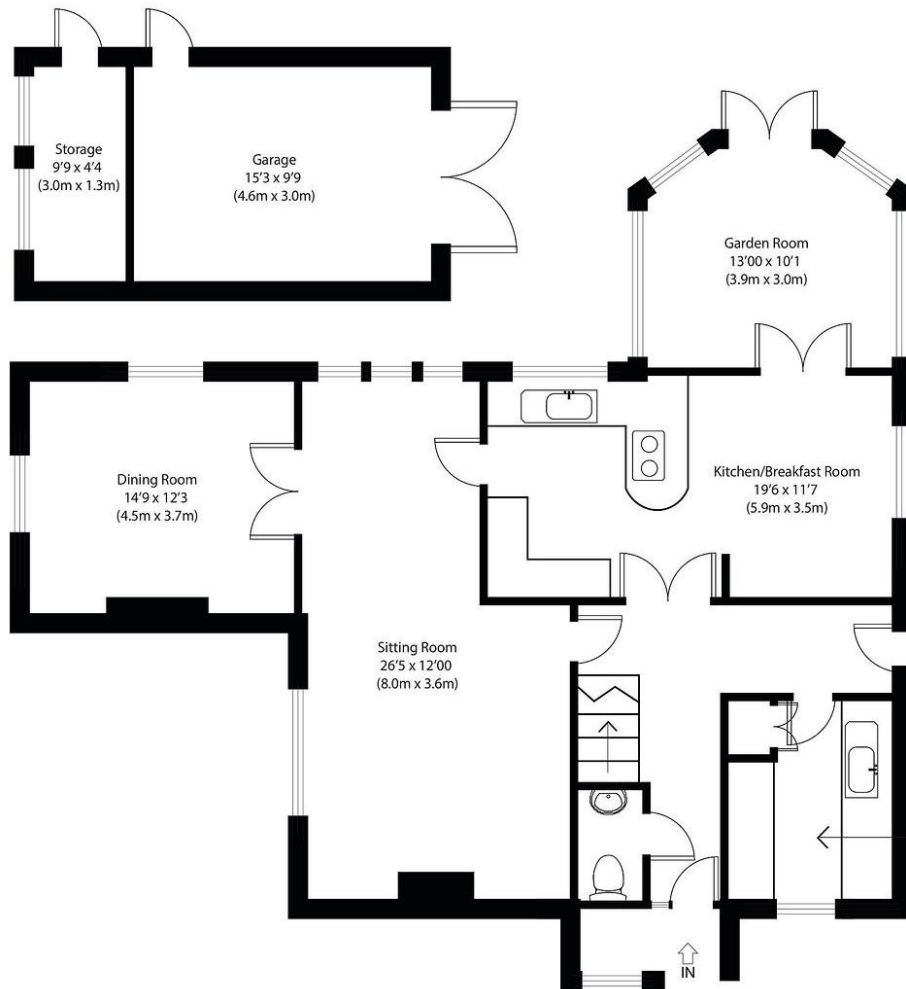
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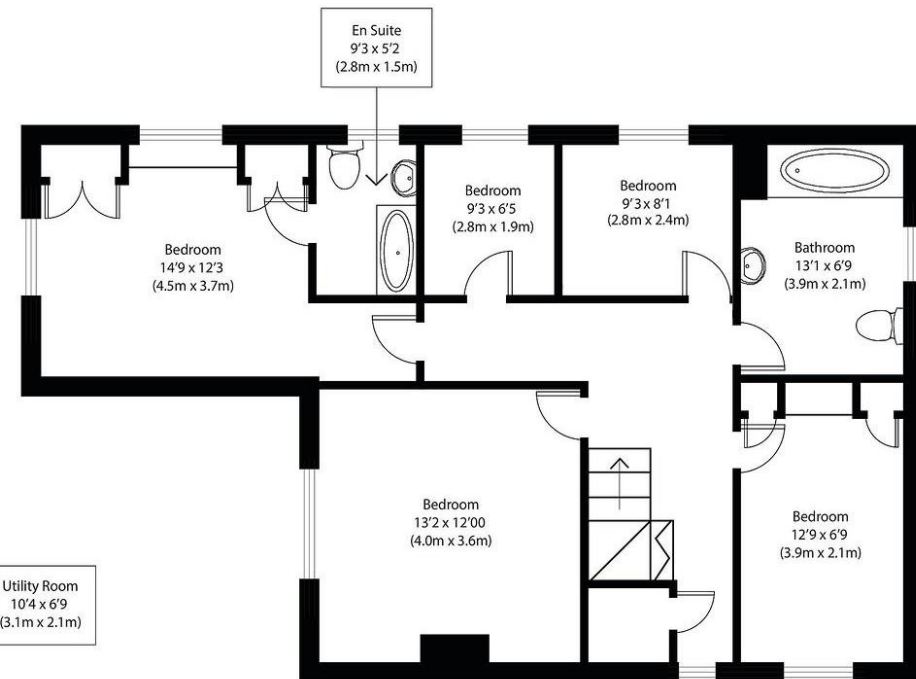
Approximate Gross Internal Area
Main House 1980 sq ft (184 sq m)
Outbuilding 200 sq ft (19 sq m)
Total 2180 sq ft (203 sq m)

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

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Ground Floor



First Floor



