



Foxhall
Bures, Suffolk

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BURR**



Foxhall, The Croft, Bures, Suffolk, CO8 5JB

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/four bedroom detached property understood to date from the 1980s enjoying an enviable setting, set at the foot of The Croft, a well-regarded no through road centrally located within the parish of Bures. Lying on the Suffolk/Essex border and enveloped by the Stour Valley, the property lies within walking distance of the village tea room, branch line village railway station, village primary school and some of the finest walking routes and public footpaths within the area, including the Stour Valley path. Offering an accommodation schedule of approximately 1,580sq ft arranged over two floors, the property offers an inverted accommodation style with the living accommodation set across the first floor, taking advantage of the elevated aspect across the landscaped, private rear gardens. Particularly versatile in its appeal, the property is further enhanced by garaging, ample private parking via a driveway, gated side access and east facing gardens with a total plot size of approximately 0.22 acres.

A three/four bedroom detached property enjoying an exceptional village location at the foot of a no through lane, centrally placed for the range of village facilities within the parish of Bures. Offering an accommodation schedule of approximately 1,580sq ft comprising two reception rooms with further benefits including garaging, a driveway with space for five vehicles and established gardens with a total plot size of approximately 0.22 acres.

Obscured stained glass panel UPVC clad security door opening to:

ENTRANCE HALL: 14' 6" x 12' 8" (7' 7") (4.44m x 3.87m (narrowing to 2.32m)) With herringbone patterned carpet tiling, staircase off rising to the first floor and door to useful understairs storage recess. Solid wood door opening to:

BEDROOM 1: 13' 8" x 11' 3" (4.17m x 3.43m) With UPVC framed double glazed casement window range to rear, floor to ceiling fitted wardrobe units and stripped wooden flooring throughout.

BEDROOM 2: 13' 4" x 10' 8" (4.06m x 3.24m) With casement window range to front, currently utilised as a secondary office/study.

BEDROOM 3: 10' 4" x 9' 5" (3.14m x 2.86m) With casement window range to rear affording views across the terrace and gardens. Range of open fronted fitted units.

FAMILY BATHROOM: 9' 8" x 7' 3" (2.95m x 2.21m) Principally tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base unit, fully tiled bath with shower attachment over and vinyl tiled flooring throughout. Wall mounted heated towel radiator and obscured glass window to side.

UTILITY ROOM: 10' 7" x 10' 3" (3.22m x 3.13m) Fitted with an extensive range of base units with wood effect preparation surfaces over and mosaic tiling above. Stainless steel single sink unit with mixer tap above and casement window range to rear affording views across the

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gardens. Space and plumbing for washing machine and dryer, full height store room with linen store housing water cylinder with useful fitted shelving. Further door to store room with integrated open fronted storage solutions. Panel glazed UPVC framed security door to outside.

First floor

LANDING: 13' 11" x 10' 7" (4.26m x 3.24m) With casement window range to front affording a westerly aspect with views across The Croft. With hatch to loft and door to:

SITTING ROOM: 13' 4" x 12' 5" (4.07m x 3.79m) With obscured glass panel screened glazing to front with casement window above affording a westerly aspect. The focal point of the room is a brick fireplace on a raised stone hearth, further window to side and opening to:

KITCHEN/DINING ROOM: 32' 1" x 10' 4" (9.78m x 3.14m) Fitted with an extensive range of base and wall units with composite preparation surfaces over and patterned tiling above. A sink unit to corner is enhanced by a vegetable drainer to side, mixer tap above and separate filtered water tap. Integrated appliances include a Siemens oven with grill above, four ring induction hob, gas burner and extraction hood. Integrated fridge/freezer, dishwasher and scales. Range of LED spotlights, casement window range to rear affording an elevated aspect across the rear gardens and enjoying a direct, open link with the **DINING ROOM**. Enjoying a direct, open plan link with the kitchen with wood effect flooring throughout, LED spotlights and casement window range to rear and wall mounted heated towel radiator. Panel glazed double doors to the rear balcony with gated access to the spiral staircase descending to the garden.

BEDROOM 4/STUDY: 13' 6" x 9' 9" (4.11m x 2.97m) A particularly versatile room currently utilised as a first floor office/study with range of fitted shelving although offering excellent potential as a fourth bedroom, if so required. Velux window to front.

SHOWER ROOM: 7' 2" x 5' 6" (2.19m x 1.67m) Principally tiled and fitted with ceramic WC, wash hand basin within a gloss fronted fitted base unit and fully tiled, separately screened shower with shower attachment. LED spotlights, wall mounted heated towel radiator and obscured glass window to side.

Outside

The property is situated at the foot of The Croft, a well-regarded postcode known for its array of individual properties, quiet aspect whilst retaining convenient access to the centre of the village. Access is via a driveway of concrete hard standing on a gentle gradient providing space for approximately five vehicles. Direct access is provided to the:

GARAGE: 17' 3" x 9' 9" (5.26m x 2.98m) With up and over door to front and light and power connected.

The gardens offer a unique village environment with a six-foot fence line border enhanced by a dense range of shrubs, flowers, hedging and mature trees. Providing complete privacy after many years of maturity, the gardens are further enhanced by a covered decked seating area, a koi carp pond and rear terrace ideally placed for entertaining. A spiral staircase rises to the first floor balcony with the external attributes to the property further complemented by a timber framed external store and gated side access.

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: D. A copy of the energy performance certificate is available on request.

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WHAT3WORDS: ///grills.newsprint.august

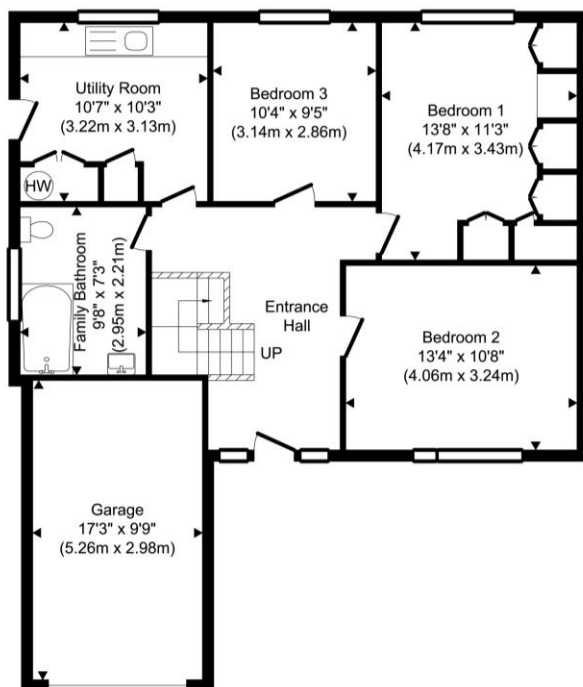
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

BROADBAND: Up to 49 Mbps (Source Ofcom).

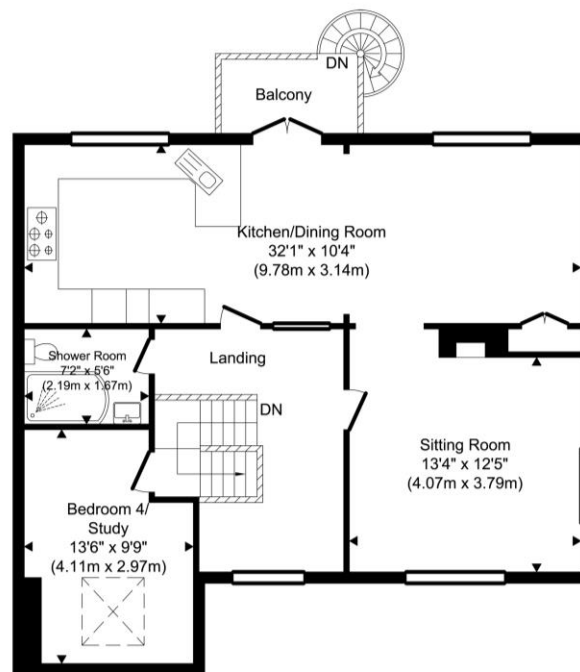
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

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.



Ground Floor
Approximate Floor Area
916.97 sq. ft.
(85.19 sq. m)



First Floor
Approximate Floor Area
841.95 sq. ft.
(78.22 sq. m)

TOTAL APPROX. FLOOR AREA 1758.93 SQ.FT. (163.41 SQ.M.)

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