



**4 Ropers Hall Cottage**  
**Bures, Suffolk**

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# 4 Ropers Hall Cottages, Assington Road, Bures, Suffolk, CO8 5JX

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, with far reaching countryside views to the front and rear aspects. The property is a wonderful family home with an ideal layout for a modern open plan feel yet retaining the charm, character and ambience of a period home. The property is in a rural position on the outskirts of the parish of Bures with convenient access to the branch line rail link. Offering an internal accommodation schedule of approximately 1,265 sq ft arranged over three floors with a large kitchen to the rear, sitting room, dining room and a modern bathroom. There is off street parking and two very useful outbuildings accessed from the lane to the rear and an established, enclosed rear garden.

**A well-presented, three-bedroom, mid-terrace cottage, situated on the outskirts of the village of Bures, with convenient access to the branch line rail link. Offering an internal accommodation schedule of approximately 1,265 sq ft and arranged over three floors. Further benefits include off street parking, an enclosed rear garden, garaging and a useful outbuilding/studio.**

Composite front door with glazed panels opening to:

**ENTRANCE HALL:** With radiator, stairs rising to the first floor and door opening to:

**SITTING ROOM:** (3.6m x 3.3m) Double glazed windows to front and views across farmland, radiator, ornate cast iron fireplace with tiled hearth and opening through to:

**DINING/FAMILY ROOM:** (4.5m x 3.5m) This room is the central hub of the home with wood burning stove, fitted shelving to alcoves beside fireplace, recess with storage cupboard, further cupboard offering additional storage, coving, tiled flooring and dual openings into the:

**KITCHEN/BREAKFAST ROOM:** (4.8m x 4.5m) Opening to a large social space, Fitted with a range of oak style shaker base units with work

surface above and wall mounted cupboards. An inset stainless-steel sink and drainer unit with mixer tap, space and plumbing for a washing machine, space for oven, peninsular unit, wall mounted gas fired boiler, tiled flooring, two velux windows ensuring a bright space and window to the rear. French doors opening out onto the rear gardens.

**CLOAKROOM:** Fitted with close coupled WC, wall mounted handbasin with a window to the side and tiled flooring.

## First floor

**LANDING/STUDY AREA:** (3.9m x 2.1m) Large space with further staircase rising to second floor. An ideal reading space/office. Doors leading to:

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**BEDROOM 1:** (5.5m x 3.3m) Double glazed window to front, cast iron fireplace, fitted shelving and hanging space, views over countryside to the front.

**BEDROOM 2:** (3.9m x 2.3m) Double glazed window to the rear, radiator and views over the countryside to the rear.

**BATHROOM:** (2.7m x 2.5m) Fitted with a modern suite with a double ended bath. Close coupled WC, pedestal wash hand basin, shower enclosure with tiled walls and dual shower heads. Window to the rear and side and views over farmland to the rear.

## Second floor

**BEDROOM 3:** (5.5m x 3.3m) Window to the rear with farmland views, vaulted ceiling with skylight windows to the front. An additional play/storage area into the eaves.

## Outside

The property is approached via a paved pathway to the front door with additional front lawn and hedging to front and side. The garden to rear has a paved patio with the rest being mainly laid to lawn with raised borders and shrubs. Hedge to the rear, exterior lighting and a gate leads to the parking area providing off street parking for several vehicles.

**GARAGE:** (4.5m x 4.2m) With up and over electric door to front. Power and light connected. Personnel door to rear and window.

**STUDIO:** (4.4m x 2.3m) With sliding doors provides a useful space for a range of activities.

**AGENTS NOTE:** The property is understood to be of timber frame construction with poured concrete and lathe and plaster over. 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 parking and garage.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage is shared with the other cottages in the terrace, situated in field to the front. Mains Gas central heating. **NOTE:** None of these services have been tested by the agent.

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

**WHAT3WORDS:** ///glare.blip.rinses

**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.

**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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