



Thatched Cottage
Dorking Tye, Bures

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Thatched Cottage, Dorking Tye, Bures, CO8 5JY

Dorking Tye is a small hamlet located on the outskirts of Assington and Bures with its countryside footpaths to the nearby village, Arger Fen Nature Reserve and River Stour. Bures is a thriving village which 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 Grade II listed, timber framed thatched cottage enjoying a rural aspect set between the historic villages of Bures and Assington. Lying on the Suffolk/Essex border, the property is offered as a furnished let with an accommodation schedule of approximately 1,500sq ft arranged via two distinctive ground floor reception rooms. Of timber framed construction, the property retains a host of original features including a wealth of exposed timbers and stud work, an outstanding inglenook fireplace, timber framed casement windows, doors complete with suffolk latches and a vaulted kitchen/dining room. Set within a total plot size of approximately 0.75 acres with further benefits including ample private parking and a gardener included within the tenancy.

A three bedroom detached Grade II Listed thatched cottage situated near of the village of Bures, offered on a furnished basis with gardener included. Set within a total plot size of approximately 0.75 acres.

Panel glazed timber door opening to:

ENTRANCE HALL: 7' 6" x 4' 3" (2.31m x 1.30m) With exposed brick flooring throughout, double doors to utility store housing washing machine and tumble dryer. Fitted base storage unit with seating. Door with suffolk latch opening to:

KITCHEN/DINING ROOM: 14' 11" x 13' 11" (4.55m x 4.25m) Set beneath a vaulted roofline and fitted with a matching range of shaker style base and wall units with marbled quartz surfaces above and tiled upstands. Double ceramic sink unit with stainless steel mixer tap above, casement window range to rear and half height panel glazed door to outside. Integrated appliances include an oven with grill above, full height fridge, freezer, four ring ceramic induction hob with extraction above and dishwasher. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, corner carousel units and shelving. The pitched roofline is set with a skylight, LED spotlights and exposed ceiling and wall timbers. Door with suffolk latch opening to:

CLOAKROOM: 4' 11" x 3' 0" (1.52m x 0.93m) Fitted with ceramic WC, wash hand basin within a fitted base unit and casement window range to rear.

SITTING ROOM: 17' 11" x 16' 9" (5.47m x 5.12m) Affording a dual aspect with casement window range to front, further casement window range to side and panel door to outside. Exposed ceiling and wall timbers, outstanding inglenook fireplace (not available for use as part of any tenancy agreement), with grill. Door with suffolk latch opening to:

INNER HALL: With useful understair storage recess and further door with suffolk latch opening to:

SNUG: 13' 2" x 10' 1" (4.02m x 3.08m) With casement window to front, glass panel door to outside and central fireplace with brick tiled hearth and inset wood burning stove. Door with suffolk latch and staircase rising to:

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First Floor

BEDROOM 1: 17' 6" x 11' 1" (5.35m x 3.40m) With casement window range to side, exposed wall timbers and affording elevated views. Low level doors opening to:

BEDROOM 3: 13' 5" x 9' 3" (4.11m x 2.82m) With low level casement window range to front, exposed ceiling and wall timbers and door with suffolk latch opening to:

LANDING: With access to secondary staircase, casement window to front and hatch to loft. Door to:

BEDROOM 2: 14' 2" x 9' 8" (4.34m x 2.95m) With casement window to rear affording elevated views across paddock land and open countryside beyond. Exposed wall and ceiling timbers.

SHOWER ROOM: 9' 7" x 4' 3" (2.94m x 1.31m) Principally tiled and fitted with LVT flooring, exposed red brick chimney breast and fitted with ceramic WC, wash hand basin and fully tiled, separately screened shower with mounted and handheld shower attachment. Wall mounted heated towel radiator and casement window to rear.

Outside

The property is located in Dorking Tye, set with no immediate neighbours in total grounds of approximately 0.75 acres with two allocated areas of off-street parking with space for approximately five vehicles.

Set within established grounds characterised by densely planted borders with a wealth of mature trees, shrubs, hedging and providing considerable privacy and seclusion. A rear terrace is ideally placed for the south facing rear aspect with timber framed external store.

Provisions for a gardener are provided within the tenancy.

The property is of distinctive aesthetic appeal set behind a partly brick and part exposed timber framed exterior set beneath a pitched thatched roofline with a weather boarded single storey extension to side, set beneath a pitched tiled roofline with timber clad exterior.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

EPC RATING: N/A

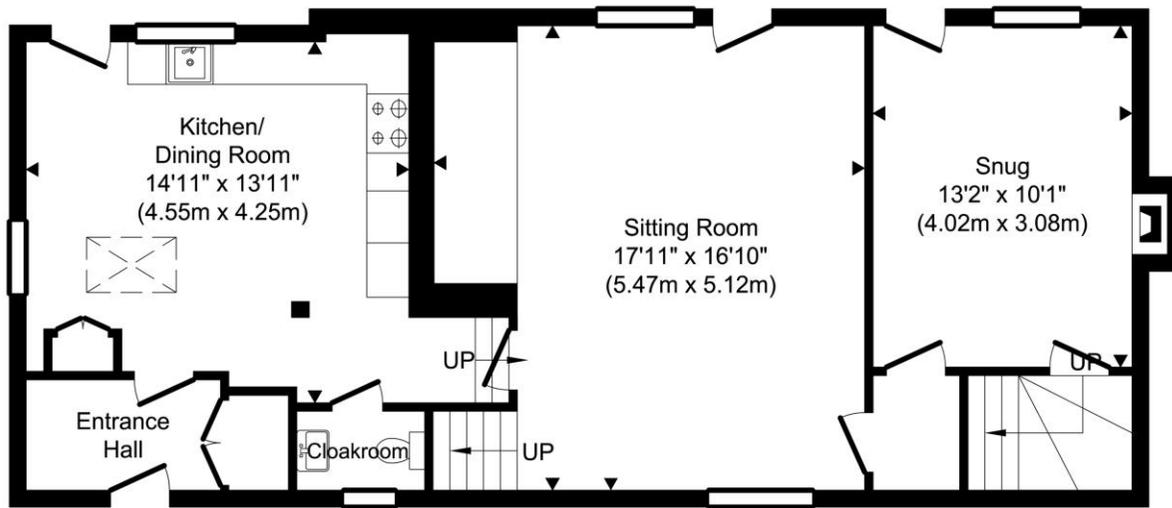
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

WHAT3WORDS: ///radically.pricier.decks

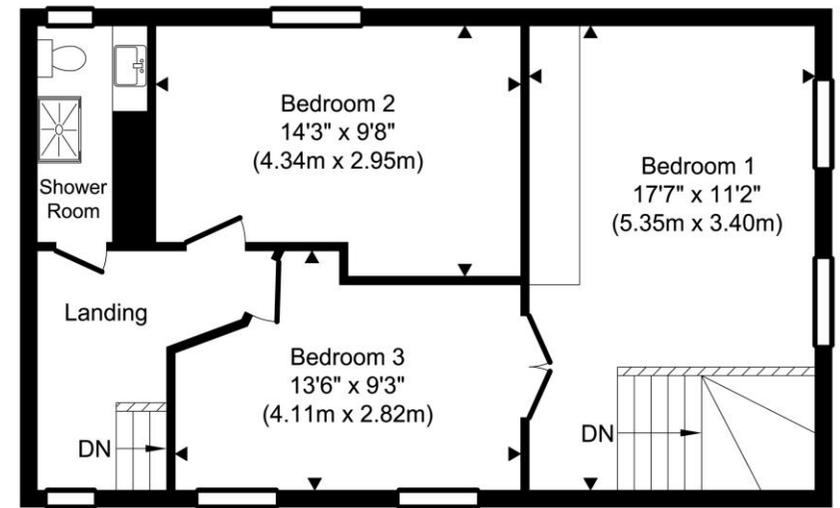
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Ground Floor
Approximate Floor Area
769.94 sq. ft.
(71.53 sq. m)



First Floor
Approximate Floor Area
544.97 sq. ft.
(50.63 sq. m)

TOTAL APPROX. FLOOR AREA 1314.91 SQ.FT. (122.16 SQ.M.)

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