



**Southview, 15 Bridge Street  
Bures, Essex**

**DAVID  
BURR**



# Southview, 15 Bridge Street, Bures, Essex, CO8 5AD

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 four bedroom (one en-suite) detached, unlisted, period cottage, overlooking Bures Common, home of the village farmer's market, and with aspect across the River Stour. Enjoying a central village location, and in walking distance of a number of public houses, the village tea rooms, deli, village stores and a particularly fine selection of countryside walks and a public footpath network. Offering an accommodation schedule arranged via three distinctive ground floor reception spaces, the property offers deceptively spacious accommodation arranged over two floors with notable retained features including timber framed sash windows, an open fireplace, exposed wall timbers, oak engineered flooring and herringbone patterned brick flooring. Having been enhanced by a two-story rear extension incorporating an oak-topped, shaker-style Esse kitchen., aluminium framed bi-folding doors set across the rear elevation and a separate ground floor playroom. Further benefits to property include an established screened rear garden with a brick paved terrace, timber framed external doors, established planting and aspect across a privately owned land to rear.

## **A four-bedroom (one en-suite), detached, unlisted period cottage arranged via three ground floor reception spaces and having benefited from a two-story rear extension. Enjoying a central village location within the well-regarded parish of Bures.**

Frosted panel timber door opening to:

**ENTRANCE HALL:** (3.27m x 2.30m) With herringbone patterned brick flooring, staircase off, door to useful under stairs, storage, recess and further low-level storage alcove.

**SITTING ROOM:** (4.26m x 3.52m) With timber framed sash windows to front affording an attractive aspect across Bures Common. The focal point of the room is a brick fireplace with inset grill, grey brick hearth, engineered oak flooring and exposed wall timbers.

**PLAYROOM:** (4.01m x 3.07m) With timber framed sash window to front, central fireplace with inset Aga stove. Stripped timber flooring throughout and panel glazed double doors opening to:

**DINING ROOM:** (5.42m x 3.03m) Enjoying a direct, open link with the kitchen with timber framed casement windows to side and aluminium framed bi-folding doors opening to the rear terrace and gardens beyond. Herringbone pattern brick flooring, underfloor heating and opening to:

**KITCHEN:** (4.93m x 3.58m) A high specification, shaker style kitchen, set beneath oak preparation surfaces with tiling above. Ceramic double sink unit with mixer tap above, casement window range to rear and a four-door Esse stove set within a recess with extraction above complete with down lighting. An oak topped central island is enhanced by a further range of base level storage with fold-out corner units, wine cooler and overhang breakfast bar. Fitted appliances include a full height fridge/freezer and Bosch dishwasher. Further units include a waste/recycling unit and full height larder store. Set beneath a partly vaulted roofline with velux windows to rear. Underfloor heating and further double-glazed casement window to side.

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**UTILITY ROOM:** (1.92m x 1.05m) With a matching range of fitted base units with preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap over, space for washing machine/dryer and patterned tiled flooring throughout. Timber framed sash window to side, door to:

**CLOAKROOM:** (1.17m x 1.06m) With half height panelling and fitted with ceramic WC and wash hand basin.

## First floor

**LANDING:** With exposed wall timbers, hatch to loft and door to:

**BEDROOM 1:** (4.24m x 3.04m) With timber framed casement window to rear affording an elevated aspect across the gardens. Door to:

**EN-SUITE SHOWER ROOM:** (1.90m x 1.72m) Principally tiled and fitted with ceramic WC, marble-topped wash-hand basin, walk-in shower with both mounted and handheld shower attachments and recessed shelving. Underfloor heating, wall mounted heated towel radiator and timber framed casement window to rear.

**BEDROOM 2:** (4.94m x 3.52m) With timber framed sash window to front affording an unspoilt aspect across Bures Common. Stripped timber flooring throughout, floor to ceiling fitted wardrobes and exposed wall timbers.

**BEDROOM 3:** (3.28m x 2.89m) With timber framed, double glazed window to side and full height, recessed fitted wardrobe.

**BEDROOM 4:** (3.22m x 2.58m) With timber framed sash window to front, stripped pine flooring and Victorian style fireplace.

**OFFICE:** (2.13m x 1.53m) A centrally positioned office space with exposed wall and ceiling timbers, velux skylight.

**FAMILY BATHROOM:** (3.00m x 2.56m) With half-height tiling and fitted with ceramic WC, pedestal wash-hand basin and bath with shower attachment over. Full height tiled shower with mounted and handheld shower attachments, recessed shelving and wall mounted heated towel radiator. Underfloor heating and casement window to rear.

## Outside

The property enjoys a particularly well-appointed situation, overlooking Bures Common, centrally placed and situated on Bridge Street. Approached via a brick border wall to the front with a wrought iron gate opening to a walkway with gated side access and established border planting.

The rear gardens offer considerable privacy with established border planting, a brick paved terrace, expanse of lawn beyond, a timber framed external store/workshop, central beds and a further seating area to rear and enjoying a private, unspoilt aspect.

**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, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

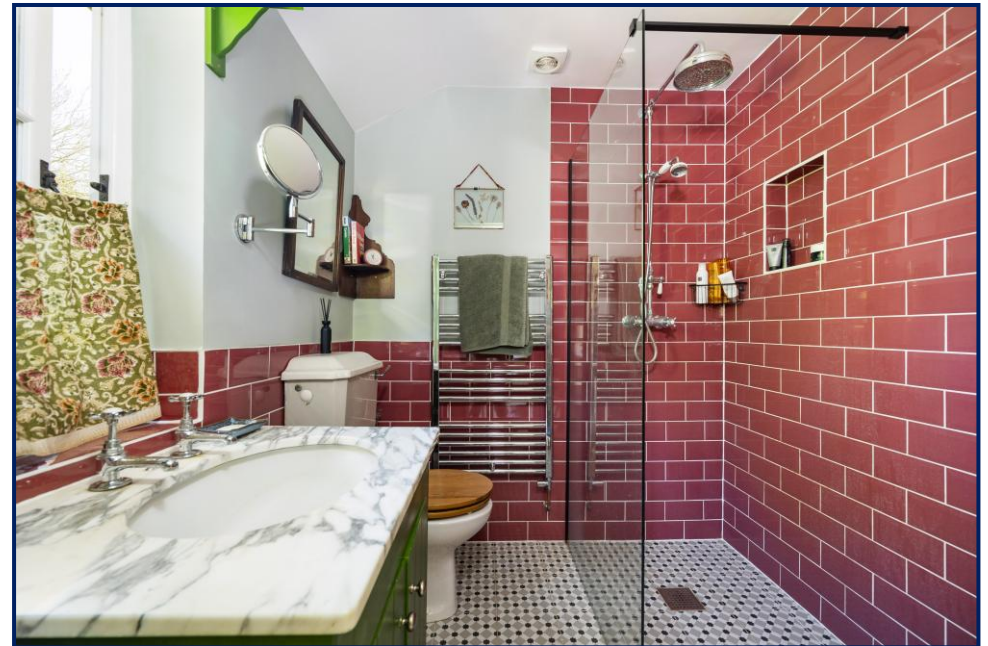
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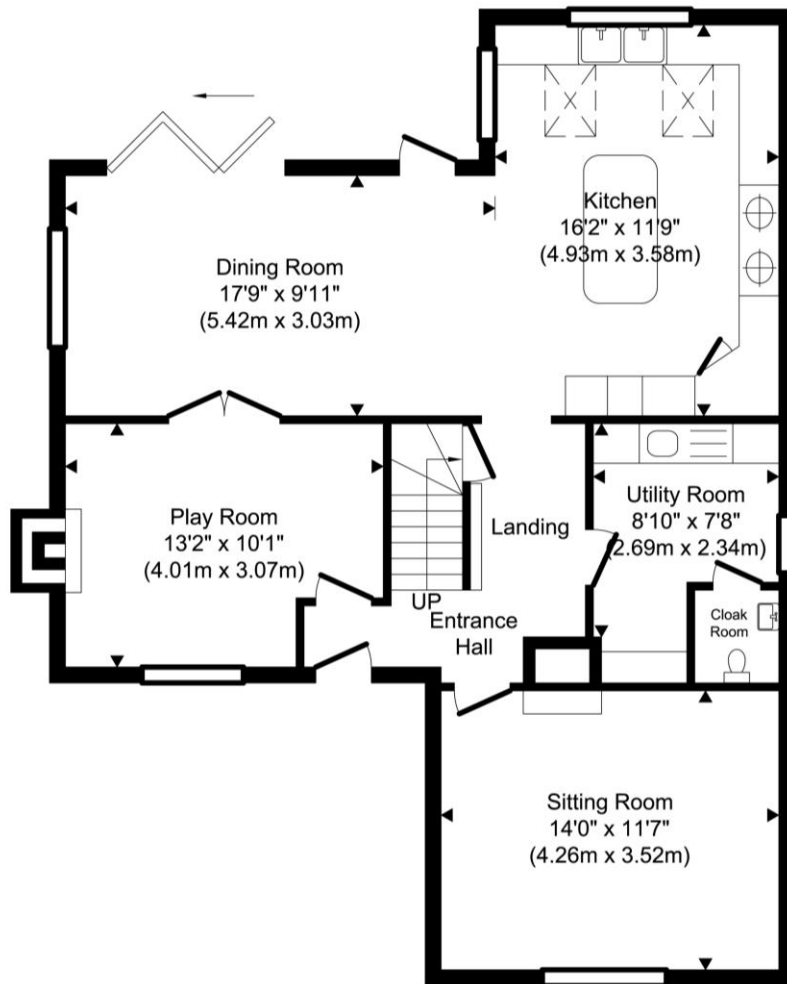
**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525) - **BAND:** D.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

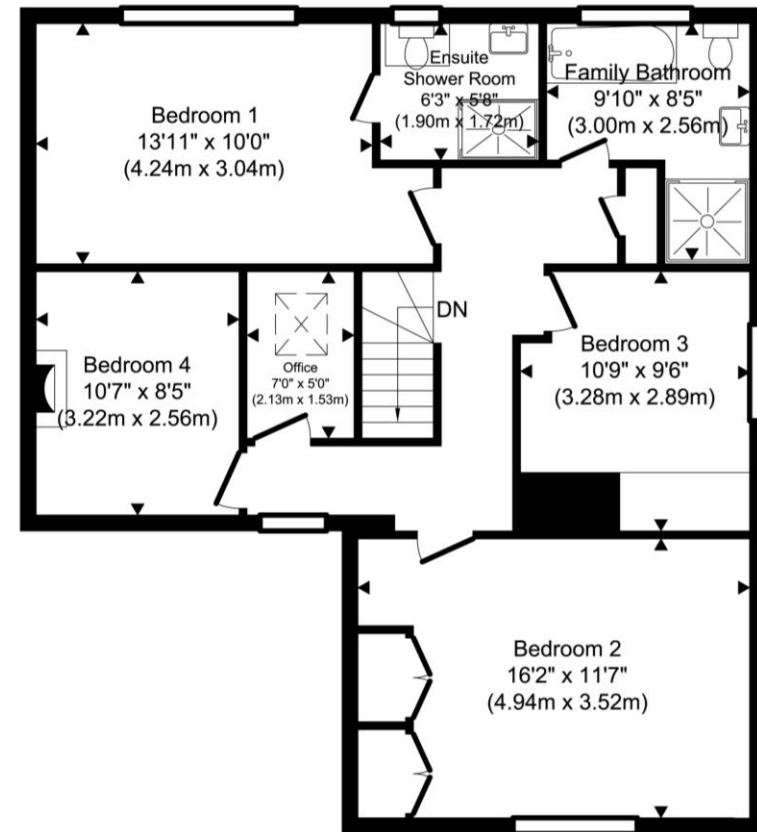
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# Southview, 15 Bridge Street, Bures, Essex, CO8 5AD



Ground Floor  
Approximate Floor Area  
848.94 sq. ft.  
(78.87 sq. m)



First Floor  
Approximate Floor Area  
803.74 sq. ft.  
(74.67 sq. m)

TOTAL APPROX. FLOOR AREA 1652.69 SQ.FT. (153.54 SQ.M.)

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