



CO8

\*\* EQUESTRIAN \*\* 10 Acres \*\*

A fantastic opportunity to acquire a chain free equestrian property.

Guide price £850,000

## Bures, CO8



- 7 Stables
- Multiple hay stores
- All weather turnout
- Guide Price £850,000 - £900,000
- Tack room and Feed room
- 10 Acres (stls)
- Stable yard
- Quiet rural location
- 30x60 Manege
- Brilliant outriding

### The Fun Part

This exceptional equestrian property, set on 10 acres (stls) in a tranquil rural location, offers everything an equestrian enthusiast could desire. The facility features 7 well-constructed stables, a spacious tack room, and a dedicated feed room, complemented by multiple hay stores. A 30x60 manege provides ample space for training, while a small, all-weather turnout area on the stable yard ensures year-round outdoor access for your horses. With brilliant out riding opportunities along quiet, scenic trails, this property is the perfect home for those seeking a serene and well-equipped equestrian lifestyle.

### The Property

This beautifully maintained 3-bedroom semi-detached home offers a perfect blend of comfort and style. The property features two generously sized reception rooms, providing ample space for both relaxation and entertainment. The modern kitchen includes a breakfast area, making it an ideal spot for casual dining. Upstairs, you'll find three well-appointed bedrooms, with the master bedroom benefiting from a private ensuite. Additionally, there's a contemporary family bathroom, while a convenient WC is located on the ground floor. This home is in excellent condition throughout, ready for you to move in and enjoy.

### The Area

Bures is a picturesque village on the Essex-Suffolk border, offering a blend of rural charm and convenience. The village features a selection of local eateries, including traditional pubs like The Three Horseshoes. Families will appreciate the well-regarded Bures Church of England Primary School, with additional secondary schooling options in nearby Sudbury. Transport links are excellent, with Bures railway station providing regular services to Sudbury and Marks Tey, connecting to London Liverpool Street, while the A12 and A134 offer easy access to Colchester and Ipswich. Bures is ideal for those seeking a peaceful yet well-connected community.

### Further Information

Tenure - Freehold

Council Tax - Babergh Band C

Construction - Brick

Mains Electricity and Water

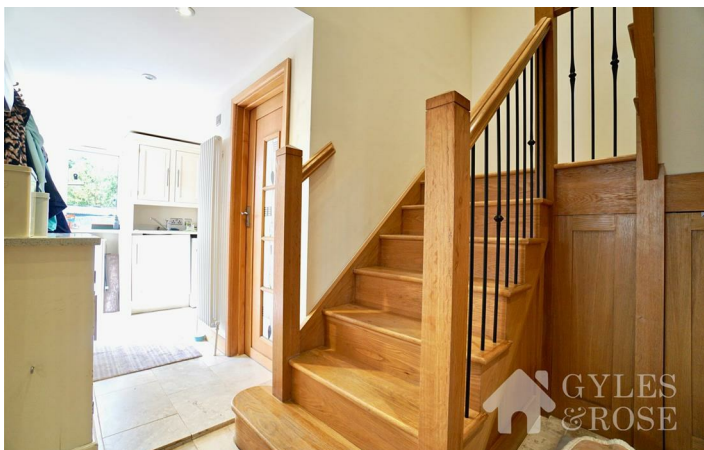
Oil Central Heating

Sewerage - Shared private water treatment plant

Acreage - 10

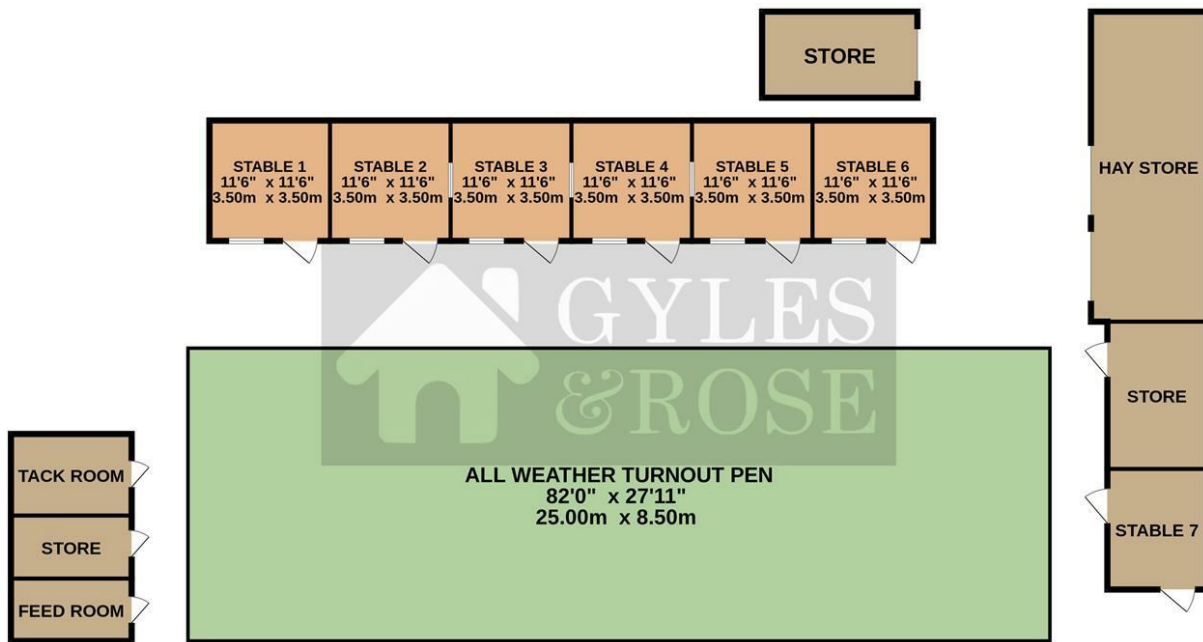
Sellers position - Chain free





Floor Plan

EQUESTRIAN FACILITIES  
1703 sq.ft. (158.3 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC	