



## Pikes Marsh, Bures

\*\*\*GUIDE PRICE £550,00-£575,000\*\*\* Tucked into a peaceful position on the edge of the development, this handsome red-brick detached house combines clean contemporary interiors with the easy rhythm of village living. Built in a traditional style with sash-style glazing and steep pitched rooflines, the house has a quietly timeless quality, while inside the spaces feel bright, practical and thoughtfully arranged for modern family life.

The interiors are calm and understated, with a restrained palette, warm timber flooring and large windows drawing light through each room. The garden sits privately behind the house and backs onto mature greenery, lending the setting a surprisingly secluded feel despite being moments from local amenities and transport connections.

Guide price £550,000

# Pikes Marsh

Bures, CO8



- Detached four-bedroom family home positioned within a quiet cul-de-sac in the sought-after village of Bures
- Contemporary shaker-style kitchen/dining space with French doors opening directly onto the garden
- Dual-aspect sitting room with generous proportions and excellent natural light throughout the day
- Principal bedroom with en suite shower room and elevated views across the surrounding greenery
- Second double bedroom also benefiting from its own en suite, ideal for guests or older children
- Separate dining room with bay window, offering flexibility as a snug, playroom or home office
- Newly fitted contemporary bathrooms
- Garage with roller door and private driveway with parking for multiple vehicles
- Landscaped rear garden with patio seating area and a wonderfully private backdrop
- Air con installed

## The Property

The house opens into a central entrance hall with staircase rising to the first floor and a useful ground floor cloakroom tucked neatly beneath. From here, the layout unfolds naturally around the main living spaces.

To the rear, the kitchen/dining room forms the heart of the home. Fitted in a soft shaker style with pale cabinetry, integrated appliances and generous work surfaces, the space has been designed equally for day-to-day family life and entertaining. A breakfast peninsula creates an informal gathering point, while French doors open directly onto the garden terrace, allowing the room to spill outdoors during warmer months.

Across the hallway, the sitting room is notably generous in scale, arranged around dual-aspect windows and glazed doors that bring a constant sense of light throughout the day. The proportions allow for large furniture arrangements while still retaining an open, uncluttered feel.

A separate dining room sits to the front corner of the house, framed by a bay window overlooking the cul-de-sac. Currently arranged as a formal dining space, it would also work beautifully as a quieter reading room, children's playroom or home office.

Upstairs, the first-floor landing connects four well-balanced bedrooms. The principal suite occupies the rear corner and benefits from its own en suite shower room. A second double bedroom also enjoys en suite facilities, while two further bedrooms, one with fitted wardrobes, are served by a modern family bathroom with bath and overhead shower.

Throughout the house, the interiors feel fresh, cohesive and carefully maintained, with soft neutral tones and quality finishes creating a calm backdrop ready for immediate occupation.

## The Outside

To the front, the house is set back behind a wide brick-paved driveway providing off-road parking alongside access to the garage. There is gated side access which leads through to the rear garden.

The garden has been designed for low-maintenance family use, with a paved terrace directly outside the kitchen ideal for outdoor dining and summer evenings. Beyond, a lawned area is enclosed by fencing and mature greenery, creating a good sense of privacy and shelter. The positioning of the house means the garden feels particularly peaceful, with leafy surroundings softening the outlook from both inside and out.

## The Area

Bures is one of north Essex's most charming village settings, positioned on the Suffolk border and surrounded by gently rolling countryside and riverside walks along the Stour Valley. The village combines a strong sense of community with excellent everyday convenience, offering independent cafés, local pubs, a village store, primary schooling and a well-regarded railway station.

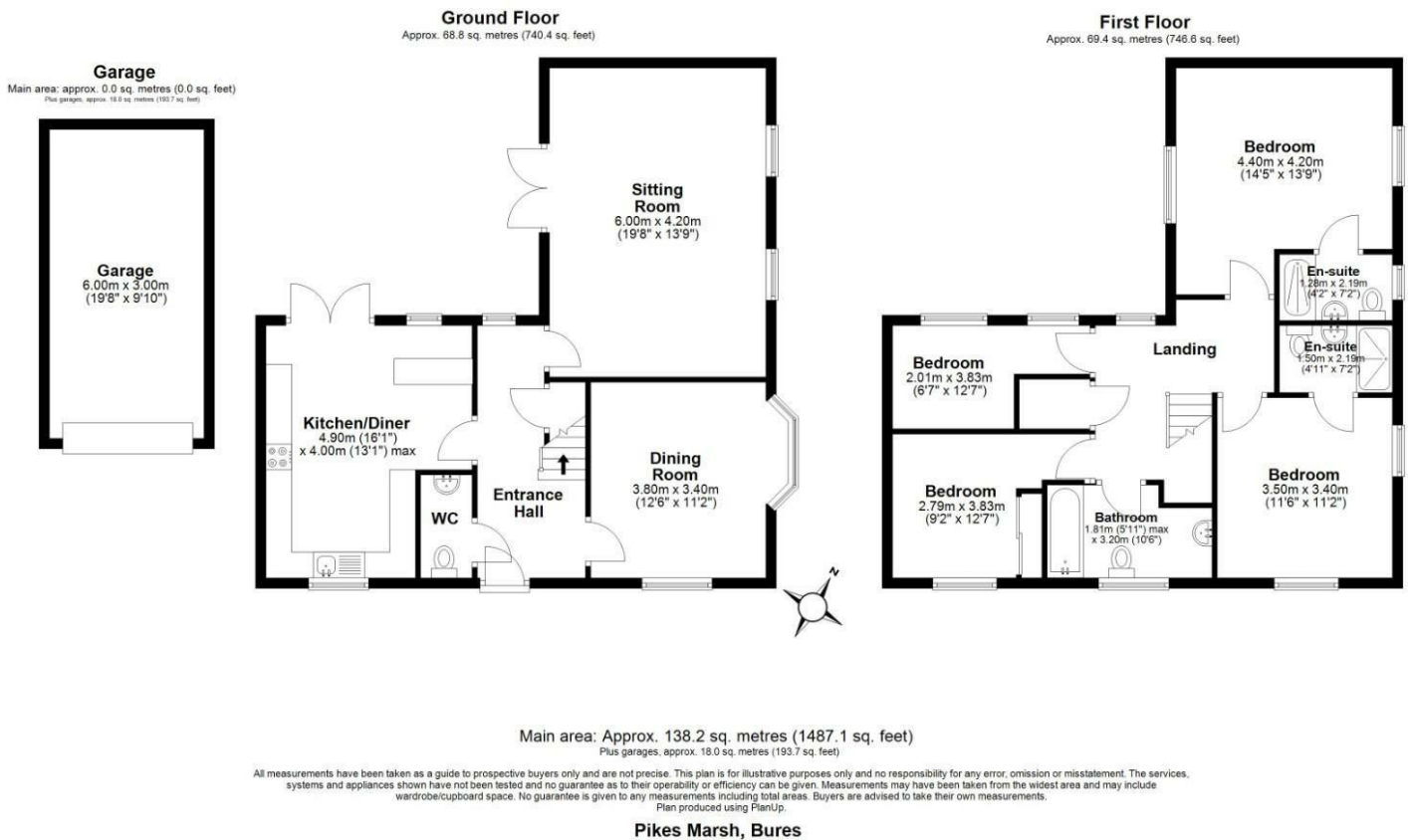
For commuters, Bures station provides direct rail connections into Marks Tey, with onward services to London Liverpool Street in around an hour. The nearby market towns of Sudbury and Colchester provide a wider range of shopping, restaurants and leisure facilities, while the surrounding countryside offers endless walking, cycling and outdoor pursuits.

The setting strikes a rare balance between rural calm and practical connectivity, making it especially appealing for families and those seeking a slower pace without complete isolation.

## Further Information



# Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(82-91) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(81-91) <b>B</b>	
(39-60) <b>C</b>		(69-80) <b>C</b>	
(22-58) <b>D</b>		(55-68) <b>D</b>	
(9-54) <b>E</b>		(38-54) <b>E</b>	
(1-21) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	