



DAVID
BURR

Sudbury Road
Bures, Suffolk

Allens Cottage, Sudbury Road, Bures, CO8 5JT

Allens Cottage is an exceptional Grade II listed detached thatched residence, beautifully combining centuries of character with the comforts of contemporary living. Extensively refurbished to an exacting standard, this enchanting three/four bedroom home extends to approximately 2,000 sq ft, including the detached double garage, and occupies a highly accessible position on the edge of the sought-after village of Bures, straddling the picturesque Suffolk and Essex border.

Steeped in history yet thoughtfully enhanced throughout, the property showcases an abundance of original period features including exposed timber framing, studwork, sliding sash windows, pine internal doors with traditional Suffolk latches and several impressive fireplaces, complemented by a wood burning stove that creates an inviting focal point. At the heart of the home lies a beautifully appointed kitchen/breakfast room, complete with a traditional Rayburn, granite work surfaces and bespoke oak craftsmanship, offering an ideal space for both everyday family life and entertaining. The recently renewed thatched roof further enhances both the property's authenticity and long term appeal.

Outside, the cottage enjoys mature, well screened gardens to both the front and rear, creating a peaceful and private setting. A detached double garage with adjoining store provides excellent ancillary accommodation, while generous off-road parking caters comfortably for multiple vehicles. Rarely does a property of such quality, provenance and presentation become available within one of the area's most desirable villages.

- **Exceptional Grade II listed detached thatched cottage**
- **Approximately 2,000 sq ft of accommodation including detached garage**
- **Three/four well-proportioned bedrooms**
- **Beautiful kitchen/breakfast room featuring a traditional Rayburn and granite worktops**
- **Wealth of original period features including exposed timbers, fireplaces and sliding sash windows**
- **Bespoke oak craftsmanship and quality finishes throughout**
- **Detached double garage with adjoining store**
- **Generous off-road parking for several vehicles**
- **Convenient access to Bures railway station, the A134 and A12, ideal for commuting**
- **Surrounded by beautiful Stour Valley countryside whilst remaining close to local amenities and excellent transport links**



Bures is widely regarded as one of the region's most attractive and thriving villages, offering an excellent balance of rural charm and everyday convenience. Nestled within the picturesque Stour Valley, the village benefits from a range of local amenities including shops, cafés, public houses, schooling and recreational facilities, all within easy reach. Surrounded by rolling countryside and scenic walking routes, the area provides an enviable lifestyle for those seeking a tranquil setting without compromising on accessibility.

The property's location is particularly well suited to commuters and those travelling further afield. Bures branch line railway station provides connections to Marks Tey, where direct services operate to London Liverpool Street, while the nearby A134 and A12 offer excellent road links to Colchester, Sudbury, Chelmsford and beyond. Combining timeless character, outstanding craftsmanship and superb connectivity, Allens Cottage presents an exceptional opportunity for families, professionals and those looking to embrace village life within easy reach of major centres.



TENURE: Freehold

SERVICES: Mains water and electricity are connected, private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A

WHAT3WORDS: blaring.sheep.static

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

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

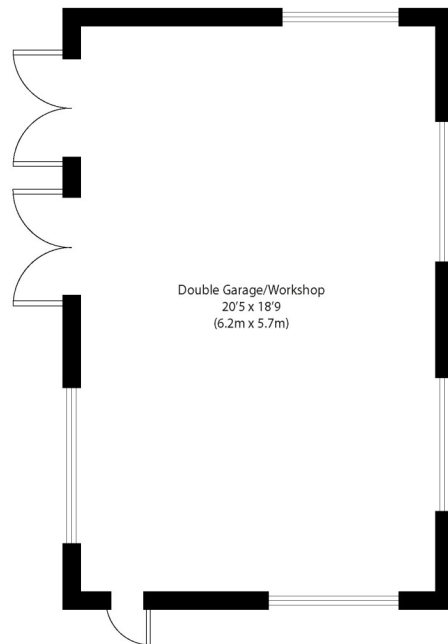
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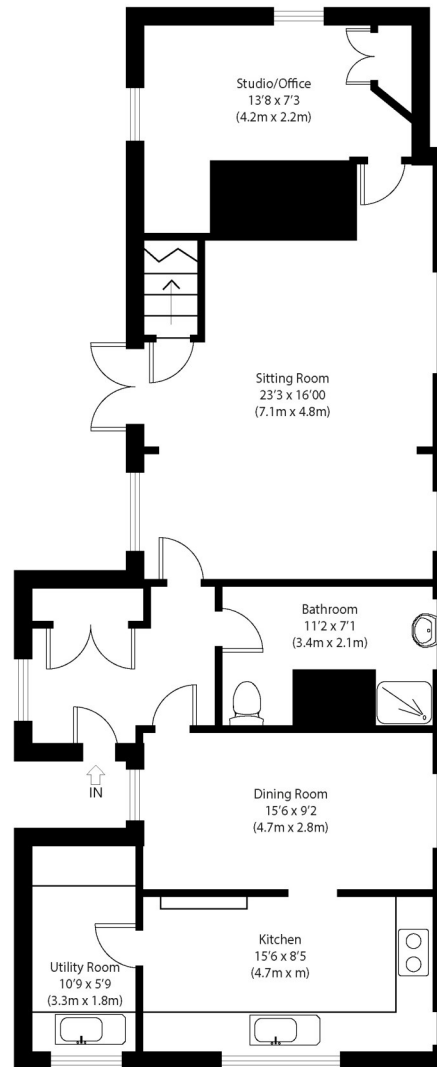
Approximate Gross Internal Area
Main House 1770 sq ft (165 sq m)
Outbuilding 575 sq ft (53 sq m)
Total 2345 sq ft (218 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosurgroup.co.uk

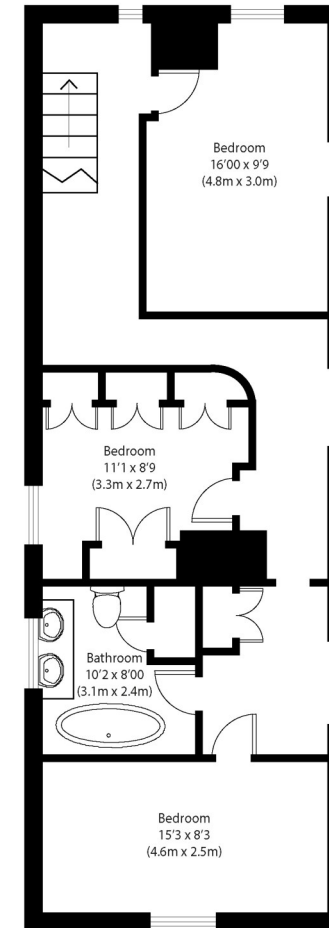
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Double Garage/Workshop
20'5 x 18'9
(6.2m x 5.7m)



Ground Floor



First Floor

