



DAVID
BURR

**The Old Rectory,
Lamarsh, Bures, Essex/Suffolk border**



THE OLD RECTORY, HENNY ROAD, LAMARSH, BURES, CO8 5EU

Lamarsh is a charming village with a Public House and Parish Church. Bures is about 1½ miles distance and offers a small selection of shops and railway station with commuter service to London Liverpool Street. Colchester is about 10 miles distance and Sudbury some 3 miles both offering comprehensive shopping, recreational and educational facilities.

A magnificent former rectory finished to an exceptionally high standard situated in an elevated position in a highly-regarded rural village with excellent transport links into London. The property dates back to 1909 and is unlisted and has a true feeling of elegance, character, light and space. Well balanced accommodation is arranged over two levels with a wonderful drawing room, dining room and snug on the ground floor together with an AGA kitchen/dining/living room, utility, boot room, cloakroom and study. Upstairs, five bedrooms are served by four bath/shower rooms (two en-suites) and the master also with a dressing room. Outstanding grounds surround the property with both open areas of paddocks and meadow as well as superb formal gardens with the additional benefit of a swimming pool and a tennis court as well as various useful outbuildings. **In all approx. 7 acres (sts).**

An elegant former rectory set within beautiful grounds with high specification accommodation.

Entrance to the property is via an impressive entrance hall with an original arts and crafts style bespoke made staircase with oak bannisters. A central hallway has a second staircase off and leads through into numerous light-filled reception rooms. A beautiful drawing room benefits from substantial cornicing and a lovely bay window overlooking the gardens and with double doors opening onto terracing. There is plenty of space for seating arranged around a central wood burner. An archway leads into a formal dining room with high ceilings and a marble feature fireplace and views over the grounds. There is the additional benefit of a dual aspect snug with a wood burning stove. Also on the ground floor, is a useful utility room, cloakroom and a study providing an ideal area to work from home.

An AGA kitchen/dining/living room has been fitted by 'Nicholas Anthony' kitchens and is finished to the highest of standards with a substantial electric four oven AGA range cooker and further integrated appliances include a siemens electric combination oven, siemens coffee machine, fridge, freezer and dishwasher. A central island has an impressive bevelled edge granite work surface with breakfast seating. Further storage includes a wall mounted plate rack, display cabinets and deep pan drawers. Plenty of room for dining table and chairs adjacent to an additional living area and double doors opening onto a stone paved terrace and a fine partially walled garden area with a beautifully

kept yew hedge and heated swimming pool. Off of the kitchen is a versatile boot room area with space for coats and shoes and a further Gaggenau wine fridge and storage cupboard/pantry off.

On the first floor are a total of five bedrooms and four bath/shower rooms. The principal suite is particularly impressive with fine far reaching countryside views across the garden and over neighbouring undulating farmland. There is a high-quality dressing room off as well as an impressive en-suite with contemporary double-ended bath and a large cleverly designed shower area as well as double wash hand basins. Bedroom two also benefits from its own en-suite while the remaining rooms are served by an additional bathroom and shower room.

Outside

The Old Rectory sits centrally within generous, mature grounds which measure in the region of 7 acres. A sweeping gravel driveway is lined with magnificent Lime trees meanders past the lower paddock and past a number of mature specimen trees and onto a carriage circle to the front of the house with a generous area of off-street parking.

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Brick pillars lead into a courtyard area off of which lies an old stable with tack room and cartlodge adjacent as well as a high quality, recently-installed, triple garage with electric roller doors. There is also a garden store and a room containing a generator. There is the clear potential for conversion into ancillary annexe accommodation, subject to any necessary consents.

To the rear of the property are magnificent formal gardens including open expanses of lawn with parterre box hedging and the most magnificent mature Wisteria. There are numerous mature fruit trees including apple, pear and mulberry. A tennis court lies adjacent to the formal garden with a top paddock offering the potential to cater to buyers with equestrian needs or livestock.

In all about 7 acres (sts).

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by radiators. Underfloor heating in kitchen/dining room and the en-suites. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

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

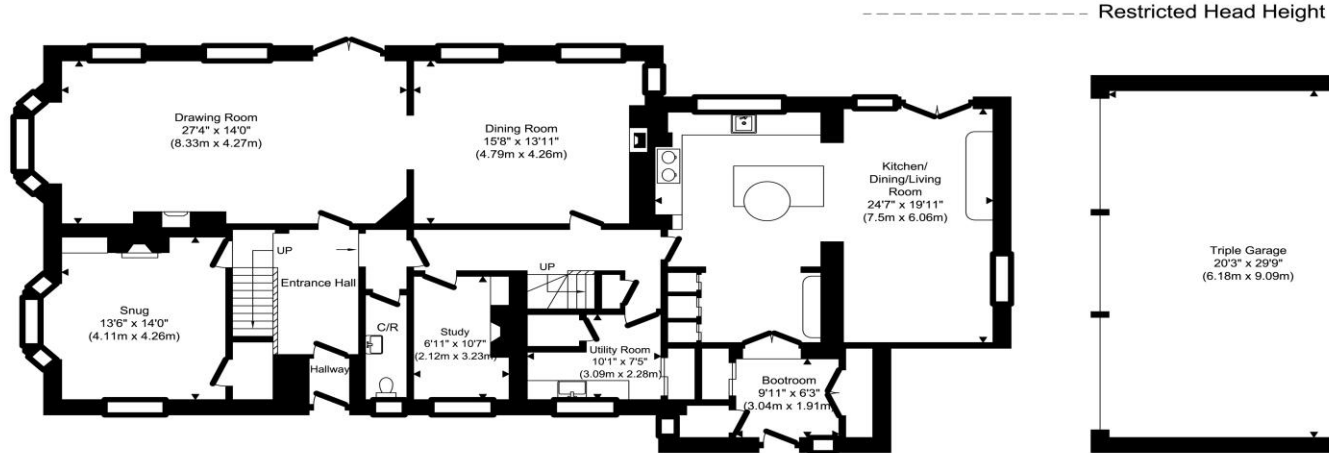
COUNCIL TAX BAND: H

TENURE: Freehold **WHAT3WORDS:** bidder.points.spruced

CONSTRUCTION TYPE: Brick

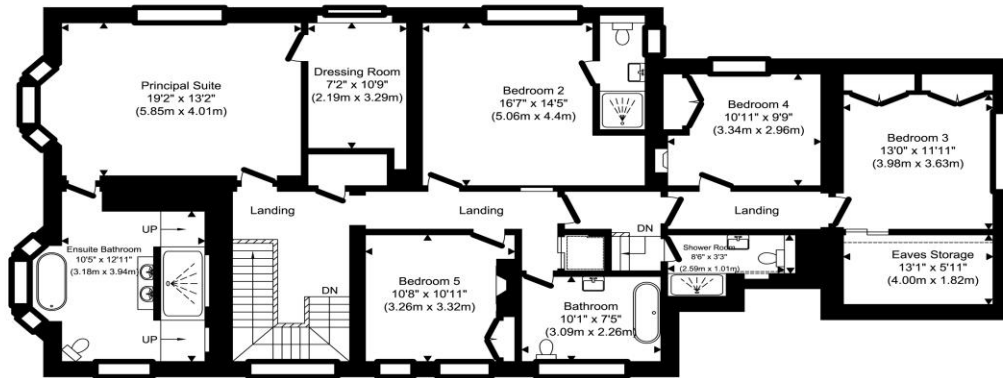
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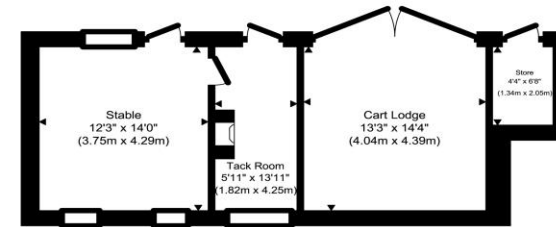


Ground Floor
Approximate Floor Area
1895.84 sq. ft.
(176.13 sq. m)

Outbuilding
Approximate Floor Area
604.60 sq. ft.
(56.17sq. m)



First Floor
Approximate Floor Area
1748.59 sq. ft.
(162.45 sq. m)



Outbuilding
Approximate Floor Area
490.40 sq. ft.
(45.56sq. m)

TOTAL APPROX. FLOOR AREA 4739.45 SQ.FT. (440.31 SQ.M.)
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