



DAVID
BURR

Bures Road
Lamarsh, Essex

Robbs Hill House, Bures Road, Lamarsh, Essex, CO8 5EW

Set amidst the rolling countryside of the Stour Valley, Robbs Hill House is a beautifully reimagined four bedroom detached residence offering approximately 3,610 sq ft of versatile accommodation, combining period charm with striking contemporary design. Occupying mature grounds of approximately 1.75 acres, the property enjoys an outstanding rural setting whilst providing exceptionally adaptable living arrangements, including a self contained annex facility and a ground floor bedroom suite.

Originally a traditional country house, the property has been thoughtfully enhanced by way of a striking contemporary extension, introducing a fresh architectural approach centred around light, space and seamless interaction with the surrounding landscape. Expansive glazing, clean contemporary lines and carefully considered living spaces combine to create an exceptional family home perfectly suited to modern living and entertaining.

The accommodation is approached via a storm porch opening to a generous entrance hall incorporating a staircase rising to first-floor level together with a useful under-stairs storage recess. A cloakroom is set off the hall and is finished with tiled flooring.

The principal reception room is a superb triple aspect sitting room, thoughtfully positioned to embrace both the morning sunrise and moonlit evening views across the surrounding landscape. The room enjoys a recessed wood burning stove together with doors opening directly onto the gardens, creating an effortless connection with the outdoor setting. Further reception space includes a separate snug, featuring a front facing casement window linked visually to the sitting room, in addition to a formal dining room.

The contemporary extension forms the heart of the home, centred around a comprehensively fitted dual aspect kitchen/breakfast room complete with Silestone work surfaces, a substantial central island and underfloor heating extending throughout the modern addition. Designed with both functionality and entertaining in mind, the kitchen incorporates electric automatic door opening units, an instant hot water tap, Siemens ovens including a steam oven and warming drawer, together with panel glazed sliding doors opening onto a side terrace.

A generously proportioned utility room provides an extensive range of gloss fronted units together with direct external access.

An adjoining inner hall incorporates three substantial glazed doors opening directly onto a private courtyard terrace, creating an ideal environment for entertaining and al fresco dining.

Robbs Hill House, Bures Road, Lamarsh, Essex, CO8 5EW

Further enhancing the versatility of the accommodation is an excellent annex facility, offering immediate potential for multigenerational living, guest accommodation or incorporation into the principal residence if so required. This outstanding space comprises a substantial open-plan living/dining room with separate kitchenette fitted with a Neff oven and hob, skylight window and an attractive open aspect across the gardens, together with access onto a further terrace. A striking glazed corner elevation provides far-reaching views across unspoilt countryside and rolling farmland.

Set within the annex accommodation is a generously proportioned ground floor double bedroom, designed with level access proportions and complemented by tilt and turn windows to the side elevation and an adjoining en-suite wet room.

The first-floor accommodation comprises three generously proportioned double bedrooms, including a superb principal suite incorporating a dressing room and en-suite shower room. The remaining bedrooms are serviced by a well-appointed family bathroom.

Externally, the property is approached via a private tree lined driveway providing an impressive approach and extensive off road parking for multiple vehicles. An attached insulated double garage offers further practicality, whilst the mature grounds extend to approximately 1.75 acres, enjoying a peaceful and private setting amidst attractive countryside surrounds.

- **Beautifully reimagined four-bedroom detached country residence in the Stour Valley.**
- **Offers approximately 3,610 sq ft of versatile accommodation.**
- **Set within mature grounds of approximately 1.75 acres.**
- **Combines period charm with striking contemporary design.**
- **Thoughtfully extended to create bright, spacious and modern living areas.**
- **Far reaching panoramic views of the surrounding countryside.**
- **Superb triple aspect sitting room with wood burning stove and garden access**
- **Reception rooms include a separate snug and dining room.**
- **Contemporary kitchen/breakfast room with central island.**
- **High spec kitchen features Siemens ovens.**
- **Excellent self contained annex with open-plan living/dining area, kitchenette and countryside views. Ideal for guests or multigenerational living.**
- **Extensive parking, insulated double garage and peaceful rural surroundings**



Set upon the outskirts of the picturesque villages of Lamarsh and Bures, close to the Essex/Suffolk border, this exceptional home enjoys a wonderfully peaceful setting surrounded by open countryside, mature landscapes and the timeless charm of the Stour Valley.

Lamarsh is a highly regarded rural village, known for its , scenic walks and rolling landscape which offers a superb backdrop for those seeking a quieter way of life, while still remaining within reach of nearby village amenities, market towns and well-regarded transport links.

The area is particularly appealing to buyers looking for a balance of privacy, space and accessibility. Nearby Bures provides local facilities and rail connections, while Sudbury, Colchester and the wider Dedham Vale and Stour Valley region offer a broad range of shops, schools, restaurants and leisure opportunities.

For those who enjoy the outdoors, Lamarsh is ideally placed for countryside walks, cycling and exploring the beautiful river valley scenery for which this part of Essex is so admired. Its setting makes it especially well suited to families, downsizers and lifestyle buyers seeking a home in a peaceful yet connected rural location.

Lamarsh offers the perfect blend of village charm, unspoilt countryside and convenient access to surrounding towns, making it a highly desirable setting for a distinctive country home.

TENURE: Freehold

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

EPC RATING: D

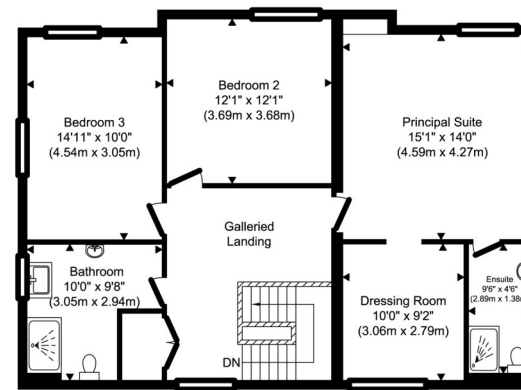
WHAT3WORDS: brew.contoured.purely

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

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL APPROX. FLOOR AREA 3592.56 SQ.FT. (333.76 SQ.M.)
Produced by www.chevronphotography.co.uk © 2026

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

Bury St Edmunds 01284 725525 - London 0207 8390888 - Linton & Villages 01440 784346



