



17 Station Hill
Bures, Essex

**DAVID
BURR**



17 Station Hill, Bures, Essex, CO8 5DD

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A three-bedroom (one en-suite) detached Victorian villa, fronted in grey brick and enjoying unlisted status, benefitting from a central village location within the parish of Bures. Located on the Suffolk/Essex border, the property is one of few detached Victorian properties within the village and has enjoyed an extensive programme of improvements by the current owner with a clear emphasis on high-quality fixtures, fittings and materials utilised throughout including a Corian-topped, Beckermann bespoke kitchen, Villeroy and Boch bathroom suite and heritage-style UPVC double-glazed sash windows. The property is further enhanced by an array of useful outbuildings including a home office with broadband connectivity, gym, substantial external store, gated private parking and south-facing gardens.

A three-bedroom (one en-suite) detached Victorian villa offered to the market in excellent condition throughout retaining a wealth of individual features with a high-specification finish and further benefitting from outbuildings including a home office, gym and external store with south-facing terrace and gated parking. NO ONWARD CHAIN.

Stable door with panel-glazed upper door opening to:

HALL: With two Velux windows to rear, two windows affording a direct aspect across the south-facing rear terrace, part matt and part tiled finish in addition to a full-height recessed store cupboard with fitted shelving. Part-panel-glazed door opening to:

SITTING ROOM: A charming, dual aspect reception space offering a wealth of character with notable features including sash windows to front and side elevations. Fireplace with granite hearth, wooden surround and mantle over. Original skirting, architraves and part-panel-glazed door opening to:

DINING ROOM: A versatile room currently being utilised as a generously proportioned dining space with full-height panel-glazed double

doors opening to rear hall. Panelled front door opening to outside. Staircase rising to first floor.

INNER HALL: With panelled front door opening to outside. Staircase rising to first floor.

KITCHEN/BREAKFAST ROOM: A bespoke, Beckermann kitchen fitted with an extensive range of soft-close shaker-style base and wall units with Corian preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and sash window to rear overlooking gardens. Fitted appliances include a four-door Rangemaster oven with five-ring gas hob over, plate warmer and extraction above, further appliances include a Liebherr fridge, Bosch dishwasher and space and plumbing for washing machine/dryer. Twin doors to storeroom housing gas-fired combination boiler.

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CLOAKROOM: Fitted with ceramic WC, corner wash handbasin within a fitted corner unit, slate tiled flooring throughout and sash window to side.

LANDING: With hatch to loft, bespoke fitted bookcase and door to:

PRINCIPAL SUITE: With twin doors opening to linen store with ample fitted shelving and weaving walkway opening to:

BEDROOM 1: Afforded a dual aspect with sash windows to side and rear affording attractive views, with two double-width wardrobes.

EN-SUITE SHOWER ROOM: Partly tiled and fitted with Villeroy and Boch WC set within a gloss-fronted base unit with Geberit system, seamless basin/surface with Hansgrohe mixer tap over and tiling above. Separately screened shower unit with Hansgrohe shower with both mounted and hand-held shower attachments. Wall-mounted mirror with touch sensitive lighting and separate extendable mirror with automatic lighting feature.

BEDROOM 2: With sash window to front affording views over adjacent period properties on Station Hill. Double-width fitted wardrobe.

BEDROOM 3: With sash window to front elevation and original Victorian fireplace with mantle over and adjacent panelling. Door to recessed fitted wardrobe.

FAMILY BATHROOM: Partly tiled and fitted with Villeroy and Boch wall-hung WC, wash handbasin in a floating unit and with wall-mounted mirror and extendable mirror with automatic lighting. Bath with Hansgrohe shower and shower attachment, central bath attachment and LED lighting above. Wall-mounted heated towel radiator, porcelain tiled flooring throughout and sash window to rear.

Situated on Station Hill, the property is ideally placed for the village facilities and amenities. A right of access is afforded to New Cut with a five-bar gate opening into a brick paved area of private parking with space for two to three vehicles. The gardens flank the central driveway with further outbuildings beyond including:

GYM: With bi-folding doors opening to a multi-purpose gym with LED lighting, hatch to loft and full-width wall mirror to rear. (Gym equipment available via separate negotiation).

OFFICE: A bespoke, high-specification individual home office of timber-framed construction with timber-clad exterior, stable door opening into a work space/hobby room with stripped flooring, oak surface and central range of ceiling spotlights. Casement window to side and broadband connectivity.

EXTERNAL STORE: With slate tiled flooring throughout, light and power connected and ample space for garden maintenance equipment, mezzanine store and additional fridge/freezer if so required.

The gardens are split into two distinct sections with a south-facing Indian sandstone terrace flanked by an extensive range of perennial and evergreen planting with multiple flowerbeds, established hedge line border to side, climbing plants and gated side access. A brick bordered ancient well is set adjacent to the rear terrace.

A single expanse of lawn to rear is flanked by a chipped bed bordering the office with a further terrace well-placed for the afternoon/evening sun.

AGENTS NOTES: An area to the front of the property is currently subject to a possessory title application by the current owner of the property. Please contact David Burr Leavenheath for further details.

TENURE: Freehold

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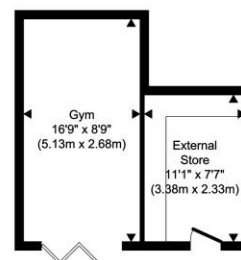
SERVICES: Mains water, drainage and electricity are connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

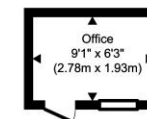
LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree Essex CM7 9HB (01376 552525). **BAND:** C

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

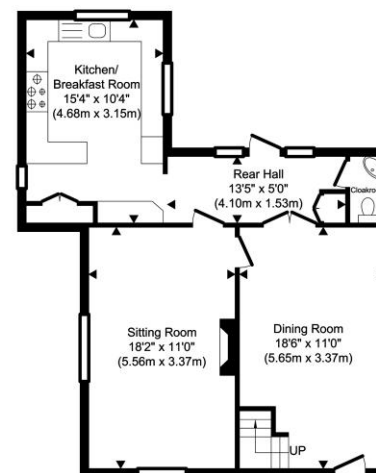
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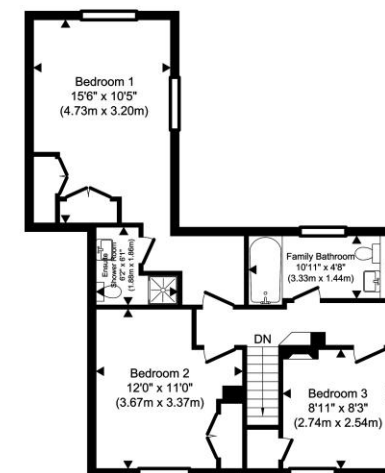
Outbuilding
Approximate Floor Area
236.37 sq. ft.
(21.96 sq. m)



Office
Approximate Floor Area
57.69 sq. ft.
(5.36 sq. m)



Ground Floor
Approximate Floor Area
659.82 sq. ft.
(61.30 sq. m)



First Floor
Approximate Floor Area
558.75 sq. ft.
(51.91 sq. m)

TOTAL APPROX. FLOOR AREA 1512.65 SQ.FT. (140.53 SQ.M.)

