



DAVID
BURR

Bures Road
Lamarsh, Essex

Walnut Tree House, Bures Road, Lamarsh, Essex, CO8 5EP

Walnut Tree House is an exceptional five bedroom detached residence occupying a superb setting within the highly regarded Stour Valley village of Lamarsh. Constructed approximately 20 years ago, this individually designed home extends to approximately 2,750 sq ft and offers beautifully presented, versatile accommodation arranged over two floors. The property has been the subject of a comprehensive programme of adaptation, improvement and enhancement during the current ownership, resulting in a substantial family home of notable quality, style and practicality.

Set behind an attractive oak framed entrance porch, the house presents a characterful part-rendered and weatherboarded exterior, in keeping with its rural surroundings. The accommodation is entered via an expansive reception hall with stripped timber flooring, providing an immediate sense of space and quality. From here, doors lead to three principal ground floor reception rooms, each offering a distinct purpose and considerable flexibility for modern family living.

The dual aspect sitting room is a particularly inviting space, featuring a timber framed sash window to the front elevation and a brick fireplace with open fire, creating a comfortable and atmospheric room for everyday use or entertaining. To the rear of the property is a snug/playroom, an adaptable room with panel glazed French doors opening directly onto the rear terrace, together with a side casement window and an adjacent cloakroom appointed with Burlington sanitary ware and traditional tongue and groove panelling. A further reception room, formerly arranged as a dining room, has been adapted as a work from home snug/study and enjoys sash windows to the front, framing uninterrupted views across the surrounding countryside.

The kitchen/breakfast room forms the heart of the house and has been significantly remodelled during the current ownership to create a larger, more open and sociable space. Fitted with bespoke cabinetry, marble granite work surfaces, herringbone patterned flooring and a substantial central island, the kitchen is both highly practical and elegantly finished. The adjoining utility room continues the same exacting standard of presentation, with further storage, work space, LED spotlights and independent external access, making it ideal for family life, entertaining and country living.

To the first floor are five generously proportioned bedrooms, including a principal bedroom suite and guest bedroom, both served by en-suite shower/bathroom facilities. The bathrooms have been re-fitted during the current ownership with Burlington suites and tongue and groove panelling, creating a cohesive and attractive finish throughout. The original sixth bedroom is currently used as a dressing room to the principal suite, although it offers clear potential to be reinstated as a sixth bedroom, nursery or further home office if required.

Externally, Walnut Tree House is equally impressive. The property is approached with ample private parking and garaging, while the rear gardens extend away from the house on a gently rising gradient. A south-facing terrace provides an excellent space for outdoor dining and entertaining, beyond which lies a heated swimming pool set on raised ground.

The gardens continue into further lawns, with immediate rear gardens extending to approximately one acre and offering far-reaching views from the higher points across the Stour Valley. A further 1.4 acres to the rear, with proposed vehicular access onto Bures Road is set to meadow making a total plot of approx. 2.4 acres.

- **Exceptional detached family home in a highly regarded Stour Valley village setting.**
- **Approximately 2,750 sq ft of well-planned and versatile accommodation.**
- **Five bedrooms, with potential to reinstate a sixth bedroom if required.**
- **Two en-suite bedrooms, including principal and guest suites.**
- **Three ground floor reception rooms, ideal for family life and entertaining.**
- **Significantly remodelled kitchen/breakfast room with bespoke fittings and central island.**
- **Characterful sitting room with open fireplace and dual aspect outlook.**
- **Dedicated study/snug providing excellent work from home potential.**
- **South-facing rear terrace overlooking the gardens and countryside beyond.**
- **Heated outdoor swimming pool set on raised ground.**
- **Garaging and ample private parking.**
- **Approximately plot of 2.4 acres of gardens and grounds with far-reaching valley views.**



The property occupies a truly special position amidst the rolling countryside of the Stour Valley, one of the most distinctive and admired landscapes in the county. Lamarsh is a sought-after village with a strong rural identity, best known for its peaceful setting, attractive period homes and proximity to the Lamarsh Lion public house. The surrounding countryside offers outstanding walking, riding and leisure opportunities, with open views, quiet lanes and an unspoilt valley landscape forming an important part of the property's appeal.

Despite its rural feel, Walnut Tree House is well placed for everyday amenities and wider transport connections. The nearby village of Bures provides a branch line railway station, general stores, tea room and a highly regarded village primary school, while further independent schooling can be found within the surrounding area.

The historic market town of Sudbury and the Roman city of Colchester are both within convenient reach, the latter offering a rail services to London Liverpool Street and access to the A12 trunk road.

This combination of privacy, scenery, schooling, amenities and connectivity makes Walnut Tree House a rare and compelling opportunity.

TENURE: Freehold

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

EPC RATING: TBC

WHAT3WORDS: material.firming.voting

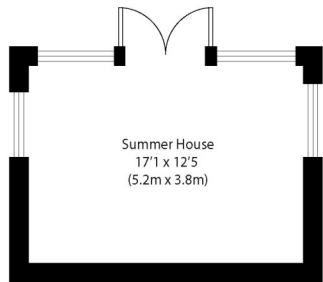
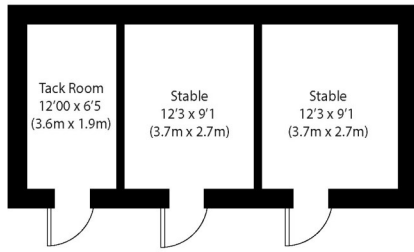
LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree Essex CM7 9HB (01376 552525) **BAND:** G

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.





Approximate Gross Internal Area
Main House 2830 sq ft (262 sq m)
Outbuildings 525 sq ft (49 sq m)
Total 3355 sq ft (312 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.
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