



NP NICHOLAS
PERCIVAL

For Sale. Sunningdale
The Croft, Bures St Mary, Suffolk CO8 5JB

Incorporating **BS** BIRCHALL
STEEL







Sunningdale, The Croft, Bures St Mary, Suffolk CO8 5J

Offered with no onward chain Sunningdale is a detached four bedroom chalet bungalow situated in the heart of the in the highly desirable and picturesque village of Bures which sits upon either side of the River Stour. The property allows the new owners the opportunity to enhance the existing dwelling to suit their own requirements and tastes.

Agents Notes

Tenure Freehold | Oil Central Heating | EPC Awaited | Council Tax Band E

Please Note Sunningdale is split across two land registry entries, title SK194776 and title SK335462.

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

A porch welcomes you to the property leading through to a spacious entrance hallway. The sitting room to the front of the property is dual aspect with Patio doors to the garden and feature fire (not tested or used to the knowledge of the executors set within a stone surround. A connecting door from the sitting room provides access to the kitchen / dining room.

The kitchen / dining room provides space for a dining table and chairs. The kitchen features an integrated oven, electric hob, accompanying extractor hood and dishwasher. Ample storage is provided by a good array of cupboards (one of which houses the oil boiler) and drawers all set within a sleek black granite work surface that sweeps round to form a breakfast bar, ideal for informal dining. Further storage is provided by the utility room as well as space and plumbing for a free-standing washing machine.

There are two ground floor double bedrooms (the smaller of which benefits from built-in cupboards), a wet room comprised of shower, wc, handbasin, and heated towel rail and for additional convenience there is also a separate cloakroom.

The ground floor is completed by a useful work from home study with fitted book shelves and desk.

Ascending the stairs to the first floor there is a further dual aspect double bedroom, a smaller single bedroom with door to an attic storage room and family bathroom comprised of a bath, wc, shower cubicle and pedestal handbasin.

Outside

Accessed via The Croft, a gravel track leads to the property, which is split across two titles, the smaller plot offers a detached double garage and vegetable plot, the larger plot the property itself and double length, single width garage.

The gardens are mainly laid to lawn with mature beds and borders. There is a patio adjacent to the property and ample off road parking upon the gravelled driveway.

Living in Bures

Sunningdale is located in the highly desirable and picturesque village of Bures. The village sits upon either side of the River Stour which also represents the Essex / Suffolk border. Bures has a good range of local facilities including a doctor's surgery, primary school (rated Good at the latest Ofsted report), a village store / news agent with post office counter, delicatessen, hair salon, and two public houses.

The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon.

Further shopping and recreational facilities are available in the pretty nearby market town of Sudbury which is about 5 miles away and Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools in both the state and private sector.

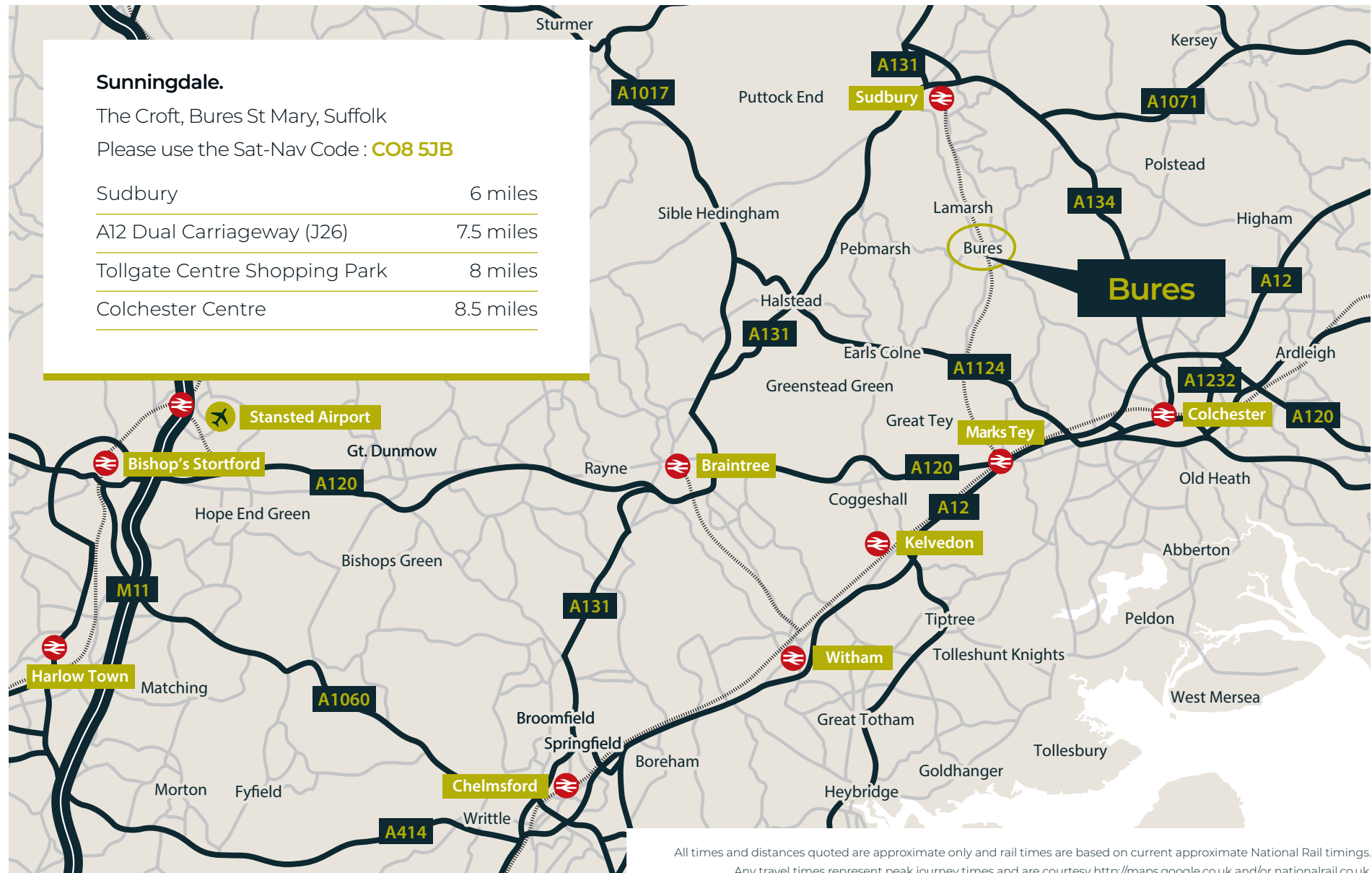
For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey. Direct mainline rail services are available from Colchester and Marks Tey taking approximately 55 minutes from the latter. There are also frequent buses running to both Colchester and Sudbury.

Sunningdale.

The Croft, Bures St Mary, Suffolk

Please use the Sat-Nav Code : **CO8 5JB**

Sudbury	6 miles
A12 Dual Carriageway (J26)	7.5 miles
Tollgate Centre Shopping Park	8 miles
Colchester Centre	8.5 miles

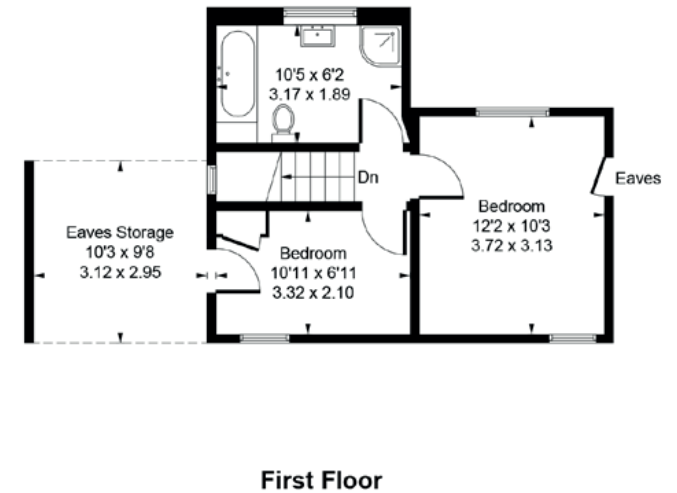
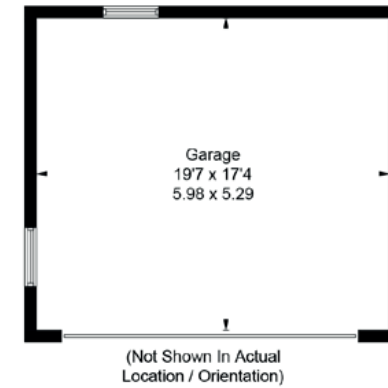
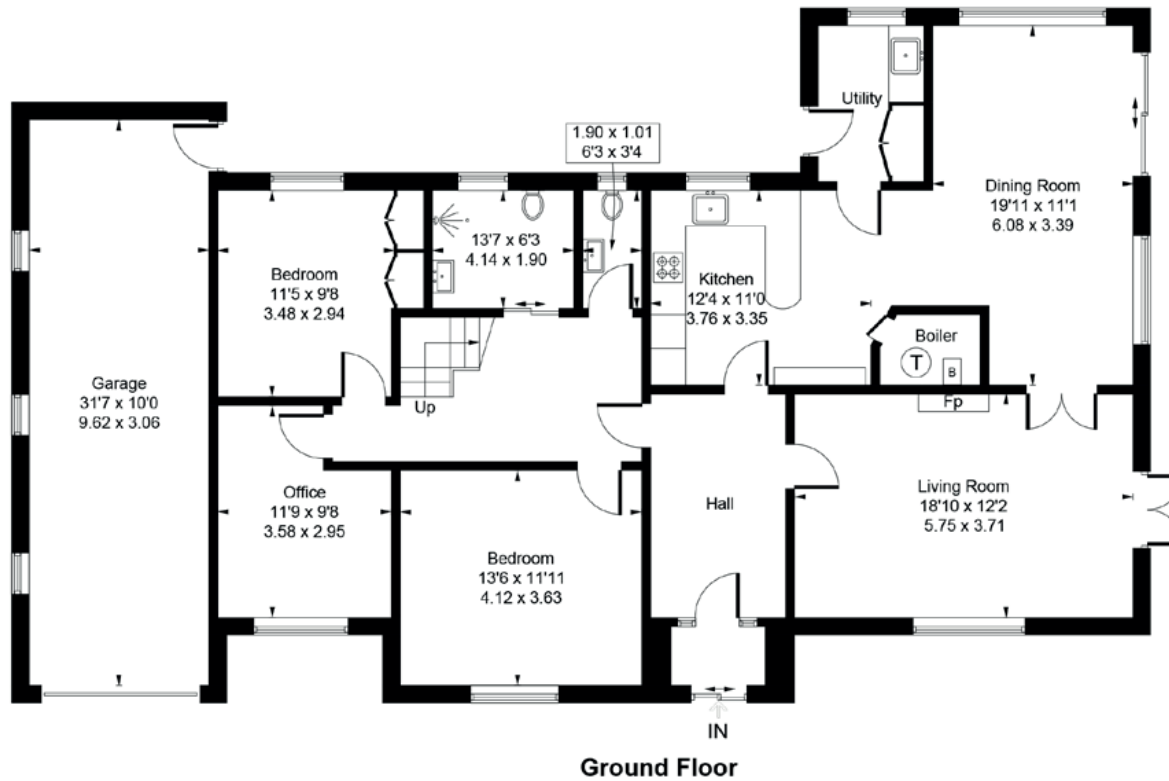


All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk





Approximate Gross Internal Area = 1776 sq ft / 165.0 sq m
 (Excluding Eaves Storage)
 Garages = 659 sq ft / 61.2 sq m
 Total = 2435 sq ft / 226.2 sq m



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.