



DAVID
Burr

Gildersleeves
Bures, Suffolk



Gildersleeves, High Street, Bures, Sudbury, Suffolk, CO8 5HZ

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, a primary school, pubs, a tea room and a deli. Situated between Sudbury (6 miles) and Colchester (7 miles) with the rarely available benefit of the village railway station with an hourly service between Bures and Marks Tey Station which has a main line link to London Liverpool Street in less than one hour from Marks Tey station and Bures station 0.4 miles away from the property.

This Grade II Listed former shop occupies a central position in one of the area's most sought after villages. The property is understood to date from the 16th Century and enjoys a wealth of individual charm and character with exposed timbers and studwork throughout. Offering an accommodation schedule of approximately 1,750sq ft, the property has been subject to considerable enhancement during recent years with notable improvements including a replacement family bathroom suite, boiler, bespoke cabinetry, and electric gates. Planning permission has been approved for the conversion of the loft to provide two further bedrooms and a shower room. Further benefits include garaging and ample parking.

A Grade II listed former shop benefitting from ample gardens, garaging and parking.

Part-stained glass solid wood door to:

ENTRANCE HALL: With exposed timbers, currently being utilised as the cloaks area with heavy oak door and steps leading down to:

SITTING ROOM: 4.77m x 5.13m (21'3" x 16'10") Enjoying a wealth of natural light, individual charm and character with exposed timbers, two former shop windows to the front enjoying a south easterly facing aspect. Further stained-glass window to front. Red brick fireplace with wood burning stove, grey brick hearth, painted wood surround and mantel over. There is exposed panelling to one side and a further alcove. Door to under stairs storage. Open studwork and timbers to:

DINING/FAMILY ROOM: 5.23m x 3.30m (17'2" x 10'10") With sash window to side. The focal point of the room is a red brick fireplace with grey brick hearth and inset gas burning stove. Exposed panelling and oak door with suffolk latch leading to:

AGA KITCHEN/BREAKFAST ROOM: 5.33m x 5.25m (17'6" x 17'3") Fitted with a matching range of bespoke farmhouse style base and

wall units topped with Inka worktops. Integral fridge and two-oven gas AGA and space and plumbing for dishwasher. Walk in pantry/larder providing additional storage. Butler sink with mixer tap over. Window to side and a further window providing a link between the kitchen/breakfast room and garden room. Tiled flooring throughout. Breakfast area with windows to side. Pine door with Suffolk latch leading to:

UTILITY ROOM: Tiled flooring throughout. Fitted with a matching range of bespoke farmhouse style base and wall units. Solid sapele wood worktops incorporating a ceramic Butler sink with mixer tap above, low level WC. Window to side. Space and plumbing for dishwasher, washing machine and tumble dryer. Gas fired central heating boiler.

GARDEN ROOM: 4.11m x 1.93m (13'6" x 6'4") With a glazed surround offering a wealth of natural light and operating as a link between the principal residence and the rear extension. Natural limestone tiled flooring and window to side. Door to side with direct access provided to the driveway which can be utilised as a separate front door for an annexe, if so required. Double doors and step up to:

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OFFICE: 5.10m x 2.69m (16'9" x 8'10") Currently utilised as an office with floor to ceiling handmade bespoke part open fronted fitted units with base level storage and open fronted shelving units. Offering a variety of uses, suitable for ground floor bedroom/annexe accommodation. Central glazed lantern light and spot lighting throughout. Parquet flooring and solid oak door with suffolk latch opening to:

BEDROOM 4: 3.68m x 2.64m (12'1" x 8'8") With down lighting throughout. Double doors offering views over the gardens and rear terrace. Parquet flooring and solid oak door with Suffolk latch to:

SHOWER ROOM: With WC, wash hand basin and fully tiled shower cubicle with shower. Heated towel rail.

First floor

LANDING: With exposed timbers throughout, original lime waxed panelling to one side. Solid Oak doors with Suffolk latch to:

MASTER BEDROOM: 5.18m x 3.63m (17'0" x 11'11") With twin sash windows offering pleasant views over the picturesque high street. Wide oak floorboards throughout and lime waxed panelling.

BEDROOM 2: 2.99m x 2.64m (9'10" x 8'8") With windows to the side and rear. Exposed timbers throughout and hatch to loft. Archway to:

BEDROOM 3: 2.94m x 2.51m (9'8" x 8'3") Enjoying a double aspect with windows to rear and sash window to side. Exposed timbers and studwork throughout. Low level hatch providing useful storage recess.

FAMILY BATHROOM: With exposed timbers with electric underfloor heating throughout, WC and wash hand basin. Fully tiled bath and separate shower cubicle. Heated towel rail and airing cupboard.

Outside

An area of parking leads to a:

GARAGE: With light and power connected, up and over door and personal door to rear.

Garden

The gardens are a striking feature of the property measuring 100ft in length and being bordered on all sides by a red brick wall and fencing. The rear terrace is situated immediately to the rear, ideally placed to entertain or for dining alfresco. The remainder of the gardens are laid predominantly to lawn being bordered by a range of attractive plants shrubs and flowers. A further path leads to a gravelled area offering two external storage sheds, greenhouse and raised beds.

AGENTS NOTE: Permission was obtained in 2022 for the conversion of the loft to provide two additional bedrooms and a shower room. Application reference DC/21/04217 details of which can be viewed at www.planningbaberghmidsuffolk.gov.uk.

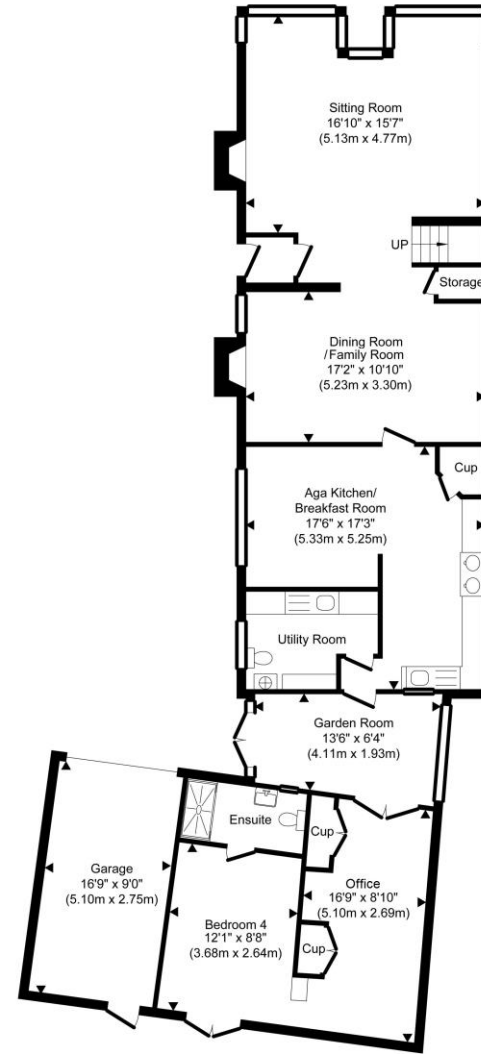
SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

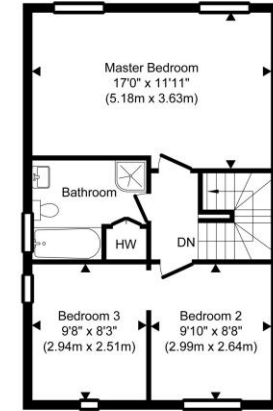
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. 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.

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Ground Floor
Approximate Floor Area
1295.43 sq. ft.
(120.35 sq. m)



First Floor
Approximate Floor Area
481.46 sq. ft.
(44.73 sq. m)

TOTAL APPROX. FLOOR AREA 1776.89 SQ.FT. (165.08 SQ.M.)

