



Ravensfield Bungalow
Bures, Suffolk

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Ravensfield Bungalow, Ravensfield Lane, Bures, Suffolk, CO8 5DP

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, pubs and a tea room. Situated between Sudbury (six miles) and Colchester (seven 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.

Enjoying an idyllic position within a 0.82-acre total plot size, enveloped by farmland with no immediate neighbours located on the periphery of the village of Bures. Lying on the Suffolk/Essex border, the property is understood to date from the 1940s and offers an ideal project for those looking to modernise/enhance or re-develop (subject to the necessary planning consents). Offering versatile accommodation currently arranged via three bedrooms with a single reception room, further attributes include a number of brick fireplaces, UPVC framed double glazed windows and a Rayburn fitted kitchen. Further benefits to the property include a range of timber framed external stores and well-maintained, established gardens with far reaching views and a total plot size of approximately 0.82 acres.

A three-bedroom detached bungalow requiring modernisation/updating offering excellent scope for redevelopment, enjoying a rural position on the periphery of the highly regarded village of Bures. Further benefits to the property include a range of timber framed external stores, tandem driveway and a total plot size of approximately 0.82 acres.

Half height obscured panel glazed timber door opening to:

ENTRANCE HALL: With stripped wood effect flooring, hatch to loft and panel door to:

SITTING ROOM/DINING ROOM: 12' 11" x 11' 11" (3.93m x 3.62m)
With casement window range to rear affording views across the gardens and landscape beyond. The focal point of the room is a centrally positioned brick fireplace with terracotta tiled hearth and mantle over. Door to:

RAYBURN KITCHEN/BREAKFAST ROOM: 11' 5" x 9' 11" (3.48m x 3.03m) Fitted with a two-door oil fired Rayburn set within a tiled recess. A ceramic single sink unit with hot and cold tap over, casement window range to rear and space for an additional oven, if so required. Door to

pantry store with fitted shelving and obscured glass window to front. Further door to:

REAR HALL: 4' 11" x 3' 9" (1.51m x 1.15m) With a brick surround and half height obscured panel glazed door to outside, further door to:

CLOAKROOM: 4' 10" x 2' 9" (1.49m x 0.85m) Fitted with ceramic WC.

BEDROOM 1: 13' 1" x 11' 5" (3.98m x 3.48m) With casement window range to front affording an unspoilt aspect across the gardens and adjacent farmland. Further panel glazed glass screen to rear and central brick fireplace.

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BEDROOM 2: 12' 0" x 11' 11" (3.66m x 3.63m) With casement window to front and centrally positioned brick fireplace with tiled hearth and mantle over.

BEDROOM 3: 11' 1" x 9' 4" (3.38m x 2.85m) With casement window to side, brick fireplace with tiled heart and mantle over.

FAMILY BATHROOM: 7' 10" x 6' 1" (2.39m x 1.85m) Fitted with ceramic WC and bath with tiling above.

Outside

The property enjoys a rural position located on the periphery of the village with no immediate neighbours and panoramic views across an unspoilt aspect. Approached via a tandem driveway with space for two vehicles and flanked by lawns on both sides. The gardens are enhanced by a range of timber framed external stores with hedge line border to front, vegetable garden, both fledgling and mature trees and established flower beds to rear. Enjoying a peaceful, unspoilt setting amidst a tranquil landscape with far reaching views across open farmland. Lying on the Suffolk/Essex with convenient access to the centre of the village and network of countryside walks and public footpaths.

AGENTS NOTE:

- The water is fed from a well from Ravensfield Farm.
- The heating is via an oil-fired Rayburn.

TENURE: Freehold

SERVICES: Well fed water, private drainage and electricity are connected. Oil fired Rayburn. **NOTE:** None of these services have been tested by the agent.

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

WHAT3WORDS: ///districts.freshest.beak

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

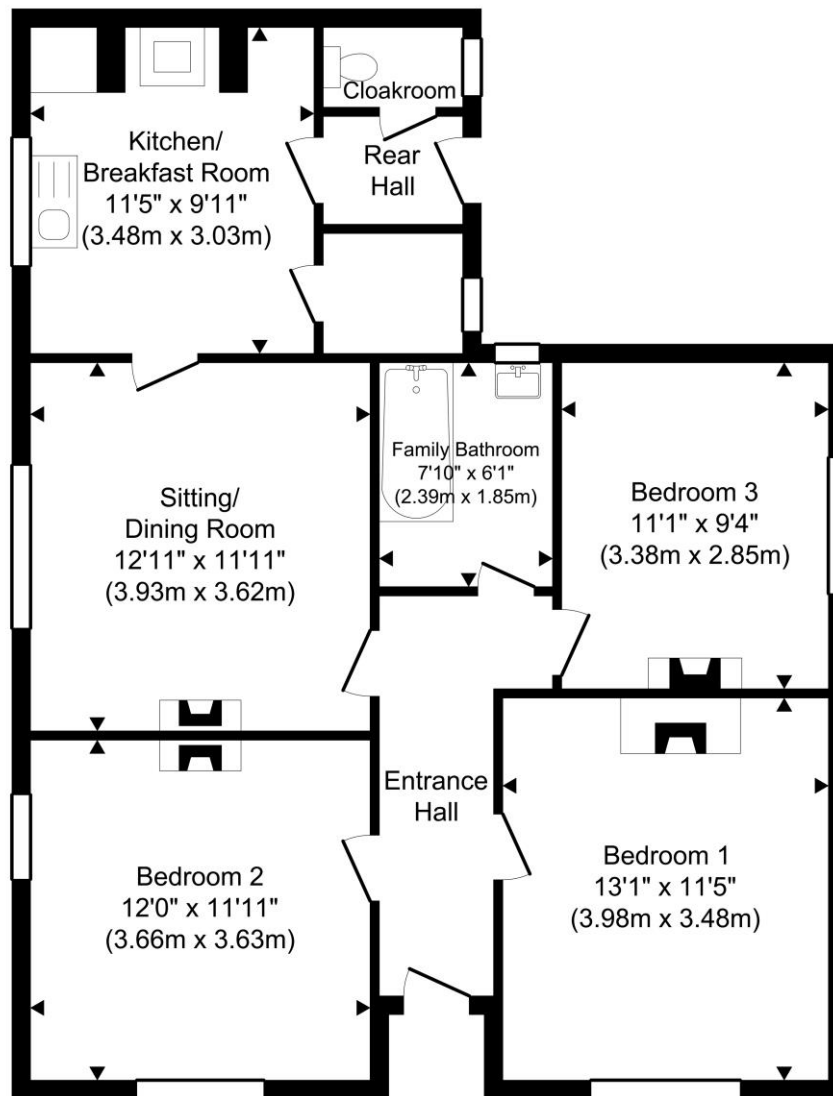
BROADBAND: Up to 900 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three & O2 (Source Ofcom).

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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TOTAL APPROX. FLOOR AREA 867.57 SQ.FT. (80.60 SQ.M.)

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