



Bramleys
Alphamstone, Suffolk

**DAVID
BURR**



Bramleys, Pebmarsh Road, Alphamstone, Bures, Suffolk, CO8 5HH

Alphamstone is a rural yet thriving Parish with a particularly strong community spirit. There are exceptional countryside walks and whilst rural the village of Bures, with its outstanding primary school, shop, pubs and commuter rail link is only three miles. The market town of Sudbury has a comprehensive range of amenities and branch line link to London Liverpool Street Station is 8 miles. The Essex town of Braintree is 12 miles and Stansted Airport is approximately a 40-minute drive

Enjoying an idyllic setting with far reaching views across the Stour Valley, is a four-bedroom detached property dating from the 1970s, centrally positioned within its plot and located within the rural yet accessible village of Alphamstone. Enjoying an exceptional aspect whilst retaining convenient access to Bures with its branch line railway station and nearby access to the market town of Sudbury and historic Roman City of Colchester. Offering an accommodation schedule of approximately 1,450sq ft arranged via three distinctive ground floor reception spaces with notable retained features including a granite topped shaker style open plan kitchen/dining room with bi-folding doors and spectacular views across the landscape beyond. Offering considerable scope for further adaption and extension, if so required (subject to the necessary planning consents), the property further benefits from a double garage with twin electric roller doors, ample private parking, a raised terrace, a further decked terrace and gardens enveloping the property. Set within a total plot size of 0.18 acres (subject to survey).

A four-bedroom detached property arranged via three distinctive ground floor reception spaces with further benefits including a double garage with twin electric roller doors, ample private parking and gardens with exceptional views across the Stour Valley.

UPVC clad grained effect security door opening to:

ENTRANCE HALL: 12' 11" x 7' 6" (3.95m x 2.31m) With patterned tiled flooring throughout, staircase off and useful understairs storage recess. Fitted shelving and panel glazed oak door opening to:

SITTING ROOM: 17' 1" x 13' 0" (5.20m x 3.95m) With range of casement windows to front and corner wood burning stove set on a slate plinth. Further panel glazed oak door to:

KITCHEN/DINING ROOM: 25' 0" x 11' 6" (7.63m x 3.51m) Set across the rear of the property and fitted with an extensive range of shaker style base and wall units with granite preparation surfaces over and upstands above. A central island is enhanced by a ceramic single sink unit with further range of shaker style fitted base units, integrated dishwasher,

granite preparation surfaces and mixer tap above. The base units comprise a range of corner shelving units, base level shelving and providing space as a breakfast bar, if so required. Integrated appliances include a three door Rangemaster oven with five ring gas hob over and Rangemaster extraction hood above. The kitchen units comprise a range of soft close cutlery drawers, corner shelving units, deep fill pan drawers with further integrated appliances include a base level fridge. Panel glazed french doors opening to the raised terrace, three panel bi-folding doors affording views across the adjacent landscape and patterned tiled flooring throughout. Recessed corner shelving units and panel glazed oak door opening to:

SNUG: 15' 5" x 7' 7" (4.71m x 2.30m) A versatile room ideally placed to enjoy the views across the landscape beyond with windows to rear and french doors opening to the raised terrace. Door to:

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SHOWER ROOM: 8' 3" x 7' 8" (2.51m x 2.33m) With half height tiling and fitted with ceramic WC, pedestal wash hand basin and space and plumbing for washing machine and dryer. Full height walk-in shower unit with both mounted and handheld shower attachment, wall mounted heated towel radiator and obscured glass window to rear.

First floor

LANDING: With casement window range to side, hatch to loft and door to store room with useful fitted shelving. Further door to linen store with useful fitted shelving.

BEDROOM 1: 14' 9" x 10' 11" (4.49m x 3.33m) With casement window range to front affording views across the gardens with established border planting and fruit trees. Open fronted fitted wardrobe unit with attached hanging rail and shelving.

BEDROOM 2: 12' 6" x 10' 0" (3.80m x 3.05m) With casement window range to front.

BEDROOM 3: 12' 2" x 10' 0" (3.70m x 3.04m) With useful alcove providing space for a wardrobe and window range to rear affording far reaching views across the gardens and landscape beyond.

BEDROOM 4: 10' 6" x 7' 10" (3.19m x 2.40m) With casement window range to rear affording far reaching views.

FAMILY BATHROOM: 10' 6" x 5' 7" (3.19m x 1.69m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin, bath with shower attachment over and wall mounted heated towel radiator. Full width mirror and obscured glass window to rear.

Outside

Centrally positioned within its plot, the property is discreetly tucked away on Pebmarsh Road accessed via a driveway with space for approximately five vehicles. Flanked by a lawned frontage with range of fruit trees, established border planting and direct access to the:

DOUBLE GARAGE: 24' 6" x 17' 2" (7.46m x 5.22m) With two electric roller doors to front, light and power connected and personnel door to rear.

Gated side access opens to a further area of lawn with raised decked terrace providing an exceptional aspect across the gardens and rolling meadowland beyond.

The gardens are arranged via a raised terrace with multiple seating areas, a hedge line border to rear, ideally placed for the west facing sun.

TENURE: Freehold

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

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

WHAT3WORDS: ///navy.dozens.splits

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

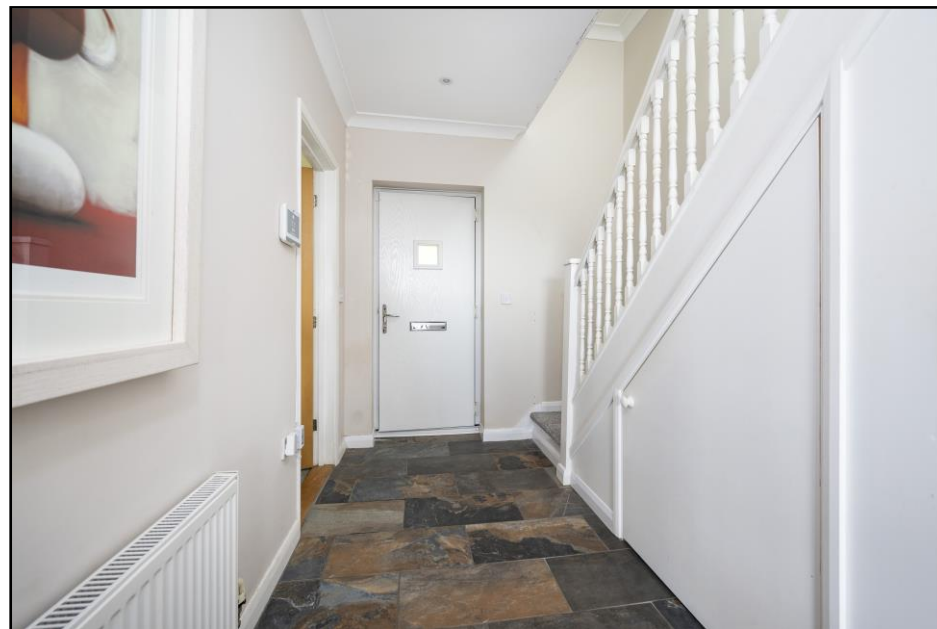
BROADBAND: Up to 900 Mbps (Source Ofcom).

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

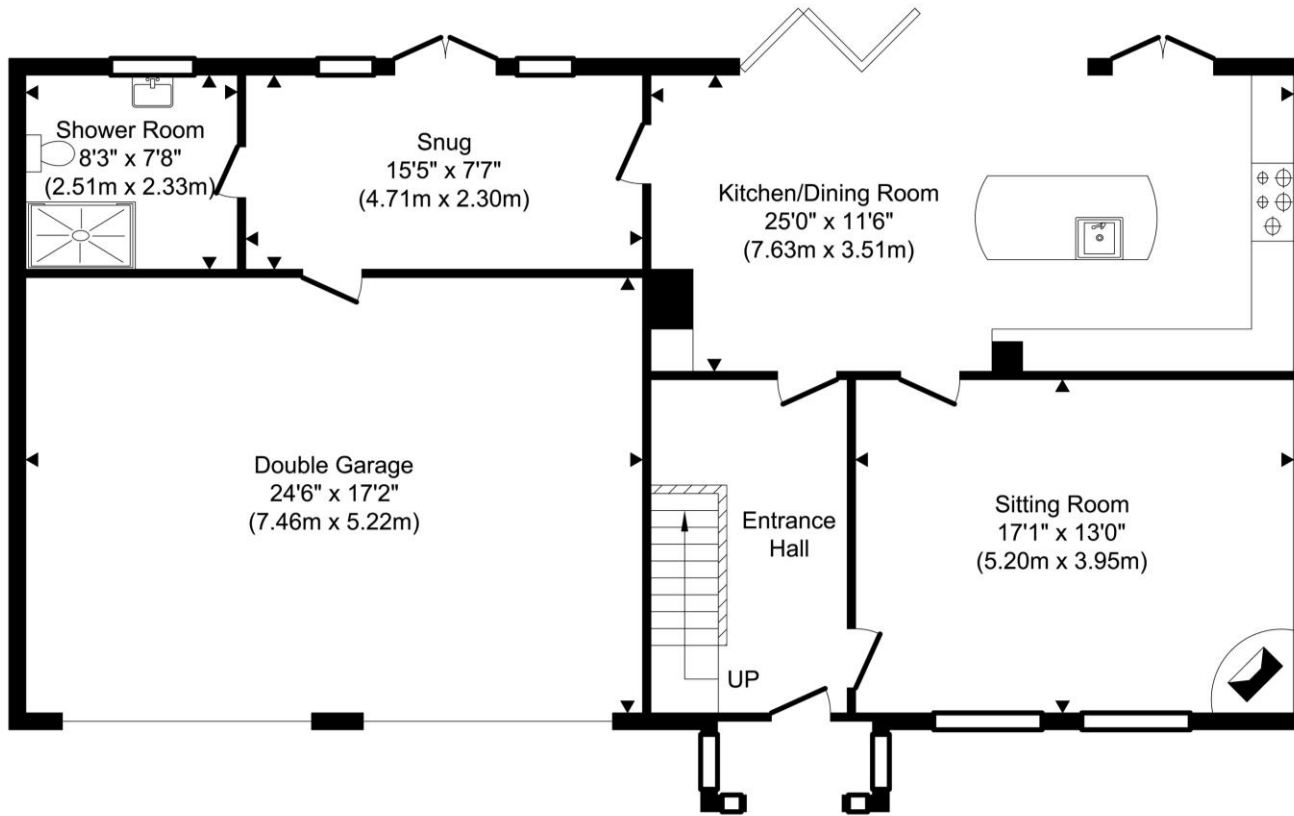
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VIEWING: Strictly by prior appointment only through DAVID BURR.

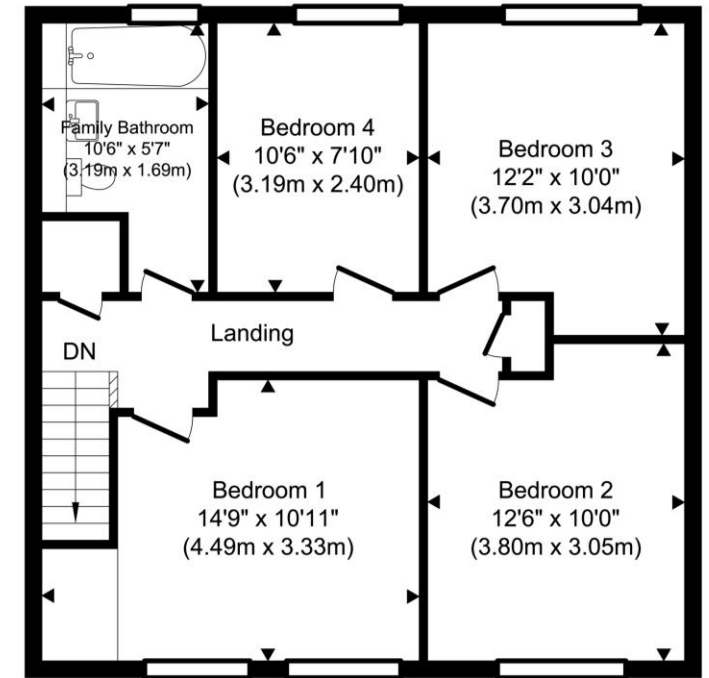
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Ground Floor
Approximate Floor Area
1243.87 sq. ft.
(115.56 sq. m)



First Floor
Approximate Floor Area
620.86 sq. ft.
(57.68 sq. m)

TOTAL APPROX. FLOOR AREA 1864.74 SQ.FT. (173.24 SQ.M.)

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