



25 BRIDGE STREET, BURES HAMLET,

ESSEX, CO8 5AD

**NP** NICHOLAS  
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Enjoying panoramic views of the River Stour (with direct access via pontoon to the river) and the pretty village of Bures (with all its useful amenities), River House offers flexible accommodation over three floors including four bedrooms, the main with en-suite, kitchen / dining room, sitting room, family bathroom and cloakroom. Off road parking is provided in addition to the single garage.

Tenure Freehold | Council Tax Band F

Electric Hot Water System | Gas Central Heating | EPC D



## Property

Enjoying panoramic views of the River Stour and the village of Bures, River House is approached by an enclosed courtyard style front garden, offering a relaxing space for a morning coffee.

The accommodation is arranged over three floors and the entrance hallway opens to a useful cloak / storage cupboard, cloakroom comprised of toilet and handbasin set within a vanity unit, and to the rear the kitchen / dining room.

The kitchen features an integrated oven, with accompanying hob and extractor hood, integrated dishwasher and integrated fridge. Ample storage is provided by a good

array of cupboards and drawers in a sleek handleless design, with attractive work top and steel sink and drainer. The garden is accessed via the rear of the kitchen and steps lead down to the pontoon.

Ascending the stairs to the first floor, there is a dual aspect sitting room, with balcony overlooking the river. The central focus of the room is the open fireplace with appealing Victorian style surround and hearth.

To the rear of the first floor is a dual aspect double bedroom with built in wardrobe, this room is presently used as a work from home office. The first floor is completed by the family bathroom comprised of a bath with

shower screen and electronic shower, toilet and pedestal handbasin.

Ascending the stairs to the second floor, the main bedroom is a large, dual aspect double with built in wardrobe. The accompanying four-piece en-suite comprises a shower cubicle, toilet, bidet, pedestal handbasin and heated towel rail. The double bedroom to the front of the property and the single to the rear both benefit from built in wardrobes.

## Outside

To the front of the property there is off-road parking for one vehicle in addition to the garage. The garage provides space for

freestanding, tumble dryer, washing machine and freezer, as well as housing the gas boiler which powers the heating system. Hot water is provided by an electric immersion system. The courtyard to the front of the property is enclosed. The rear garden features a large patio adjacent to the kitchen / dining room, and steps lead down to the pontoon that provides direct access to the river as well as providing a place to moor canoes and kayaks. The hard landscaping is softened by mature beds and borders.



## Situation

River House, Bridge Street 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 post office, doctor's surgery (with dispensary), primary school (rated 'good' at the latest Ofsted report), a village store, delicatessen, hair salon, two public houses, and tea shop.

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 Georgian 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 50 minutes from the latter. There are also frequent buses running to both Colchester and Sudbury.

## Agents Notes

Electric Hot Water System.

Gas Central Heating.

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.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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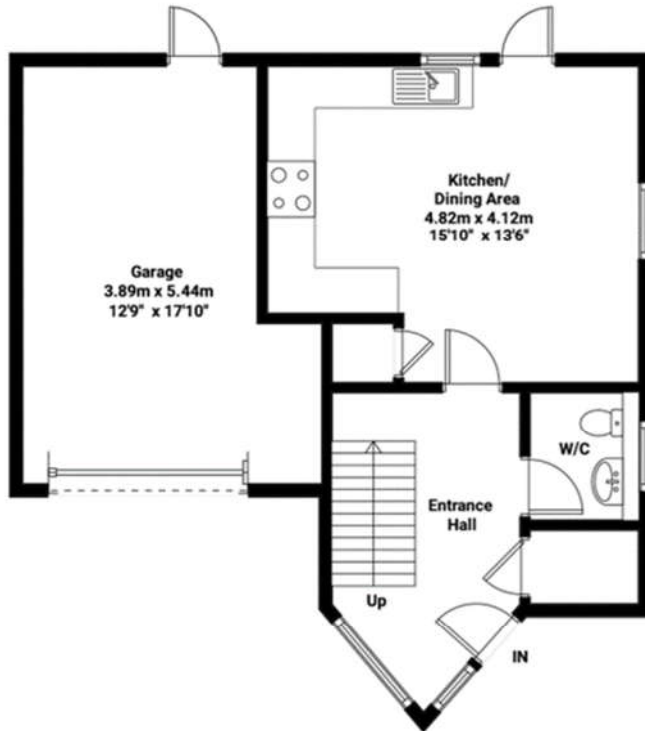


## Bridge Street, Bures

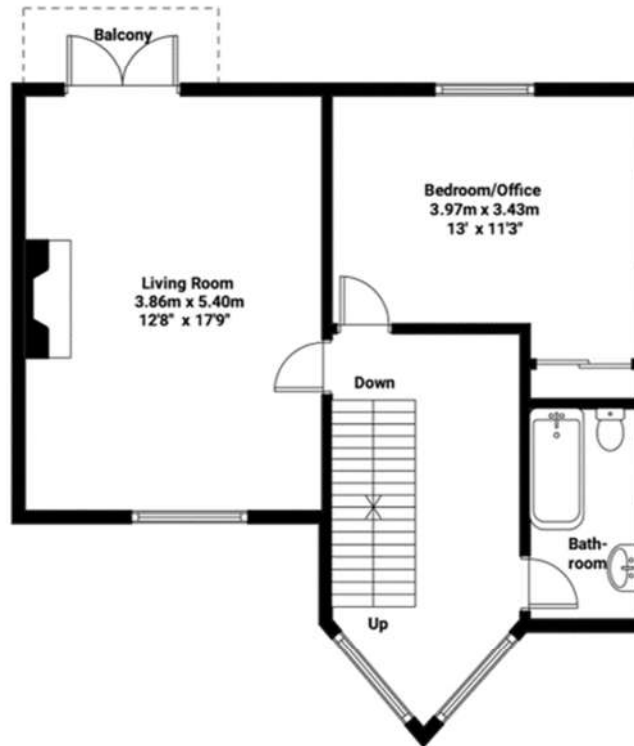
Illustration for identification purposes only. Measurements are approximate and not to scale.



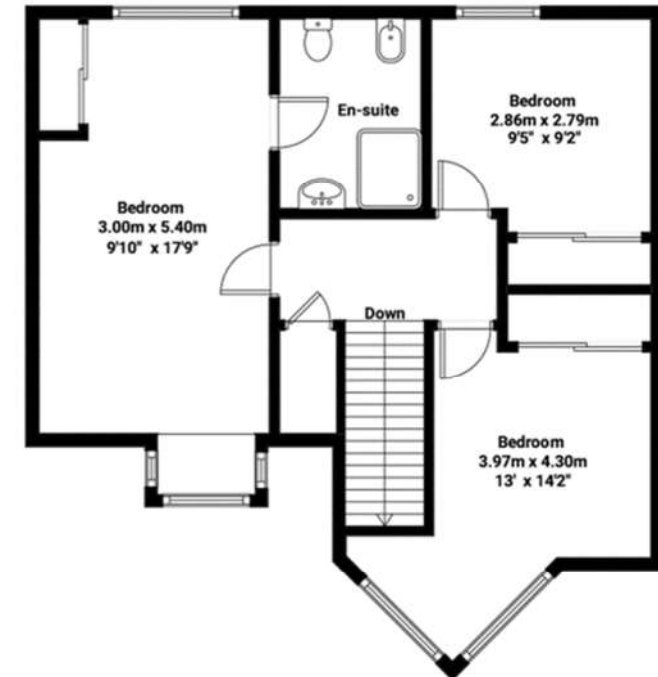
Ground Floor



First Floor



Second Floor



### TOTAL APPROXIMATE FLOOR AREA:

1586.7 sq ft (147.41 sq mt)

House : 1389 sq ft (129.04 sq mt)

Garage : 197.7 sq ft (18.37 sq mt)

