



DAVID  
BURR

STOUR VALLEY HOUSE  
BURES HAMLET, ESSEX

Marks Tey mainline station 7 miles, train journey time to London Liverpool Street from 50 minutes. A12 6 miles, Bures station 4 miles. Stansted Airport approximately a 44-minute drive.

- A Grade II listed residence showcasing rich architectural detail and original period features.
- A comprehensive modern refurbishment creating a seamless blend of character and comfort.
- Spacious accommodation of approx. 1,680 sq ft over two well-designed floors.
- Elegant sitting room with sash windows, exposed beams, and feature fireplace.
- High-specification kitchen/dining/family room with quartz surfaces and dual aspect.
- Three generous double bedrooms, including principal with en-suite
- Landscaped rear garden with raised terrace ideal for entertaining.
- Private off-street parking set discreetly to the rear.
- Charming village location in the heart of Bures Hamlet.
- Immediate access to scenic countryside and riverside walks in the Stour Valley.
- Walking distance to village amenities, including station, tea room, and pubs.
- Direct rail connections to London, via nearby Marks Tey.

# STOUR VALLEY HOUSE

Bures Hamlet, Essex

Stour Valley House is a beautifully restored Grade II listed three-bedroom residence in the heart of Bures Hamlet, offering around 1,680sq ft of elegant accommodation that blends rich period character with high-quality modern finishes. Positioned within a historic village setting on the Suffolk/Essex border, the property features a stunning open-plan kitchen/family room, two fireplaces with wood burning stoves, private gardens, and off-street parking.



## SITUATION

Bures Hamlet is a quintessential English village offering a rare blend of rural charm and excellent connectivity. Located along the banks of the River Stour and surrounded by rolling countryside, it forms part of the Dedham Vale Area of Outstanding Natural Beauty – a region famously associated with John Constable. Despite its tranquil setting, Bures offers a range of day-to-day amenities, including a tea room, village store, and two popular public houses, all just a short walk from the property.

For commuters or those seeking convenient travel options, Bures railway station is within easy walking distance and offers direct links to Marks Tey and onward services to London Liverpool Street. The village also lies within easy reach of the market towns of Sudbury and Colchester, both offering broader shopping, schooling, and leisure options. With scenic walks, historical architecture, and a strong sense of community, Bures is a truly special place to call home.

## DESCRIPTION

Stour Valley House is a particularly handsome Grade II listed three-bedroom semi-detached residence, occupying a commanding and historic position within the heart of Bures Hamlet, a highly regarded village set along the picturesque Suffolk/Essex border. Situated at the foot of Station Hill, the property is one of the most prominent dwellings within this charming village street scene, enjoying a setting that blends period architecture, tranquil countryside, and community living to exceptional effect.

Forming the principal section of a beautifully converted former public house, the property is steeped in history and architectural heritage, evident in the well-preserved timber sash windows, exposed ceiling timbers, and distinctive external elevations. Under the careful stewardship of the current owners, the house has undergone a sensitive yet comprehensive programme of refurbishment and enhancement. As a result, it now offers a harmonious blend of authentic period character and high-quality modern comfort.

The ground floor is arranged to offer a balance of light-filled living and sociable open-plan space. An elegant entrance hall leads into a generously proportioned sitting room which spans the front elevation. This room is a true highlight, with twin timber-framed sash windows forming a corner aspect and bathing the space in natural light. A large window seat and a fireplace with wood-burning stove add a sense of intimacy and warmth, while exposed ceiling timbers and a bespoke bar area to the rear complete the room's inviting ambience.

The heart of the home lies within the superb open-plan kitchen/dining/family room, which combines both style and practicality. This multi-functional space features a second fireplace with wood-burning stove and benefits from a dual aspect with garden views. The kitchen itself is appointed to an exceptional standard, fitted with an extensive range of shaker-style cabinetry, a marbled quartz-topped preparation island, a ceramic butler sink, integrated appliances, and high-quality fittings throughout. Panel-glazed doors open directly onto the garden, allowing for easy indoor-outdoor living and entertaining.

Additional ground floor accommodation includes a well-equipped utility room with additional storage and space for laundry appliances, as well as a beautifully finished cloakroom featuring LED downlighting and contemporary sanitaryware, all designed in keeping with the period integrity of the house.

Upstairs, the property continues to impress with three double bedrooms, all of which are bright, well-proportioned, and retain the character of the building through exposed timber beams and bespoke joinery. The principal bedroom enjoys the benefit of a luxurious en suite shower room, while a separate family bathroom serves the remaining two bedrooms. Both bathrooms are finished to a high standard, combining timeless tiling with modern fittings and thoughtful design.

Externally, the house enjoys a mature and private garden to the rear, with an elevated stone terrace perfect for outdoor dining, established planting beds, and a gently sloping lawn. Beyond the garden lies a private parking area, accessed via a shared driveway, offering both convenience and discretion.

A rare opportunity to acquire a beautifully restored and generously proportioned period home in one of the region's most desirable villages, Stour Valley House presents an exceptional lifestyle offering for families, professionals, or those seeking a peaceful retreat within easy reach of local transport links and rural walks.

**POSTCODE:** CO8 5DD

## IMPORTANT AGENTS NOTE:

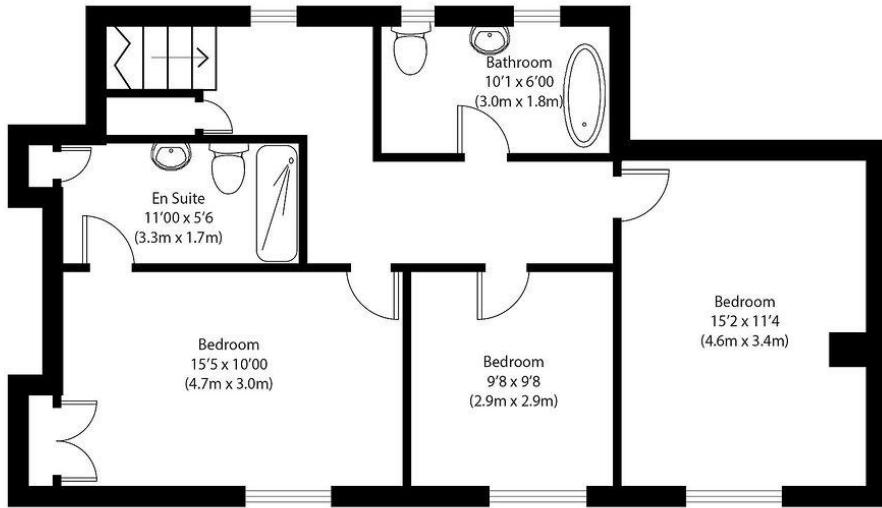
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

**LOCAL AUTHORITY:** Braintree District Council, Town Hall Fairfield Road, Braintree, Essex, CM7 3YG (01376 552525) **BAND:** E

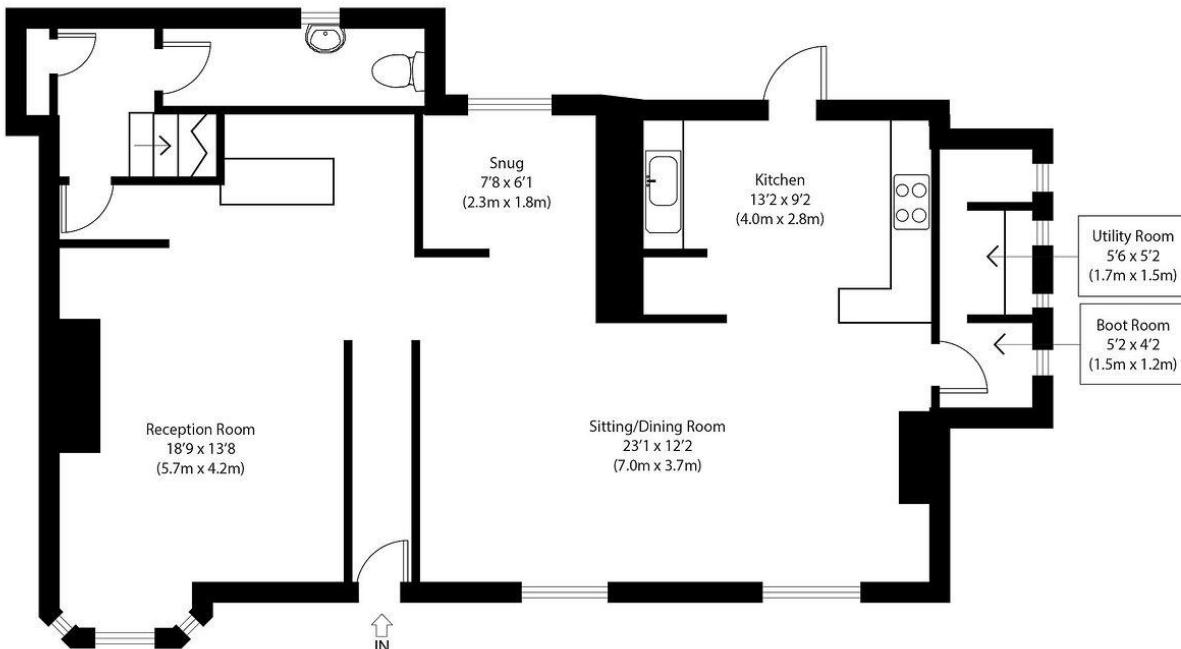
**EPC:** N/A

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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



First Floor



Ground Floor



## Approximate Gross Internal Area 1680 sq ft (156 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright [www.photohausgroup.co.uk](http://www.photohausgroup.co.uk)





