



18 MALTINGS CLOSE,

BURES HAMLET, ESSEX CO8 5EJ

NP NICHOLAS
PERCIVAL

Forming part of a Grade II listed former maltings that has been converted into residential properties and located in the sought after village of Bures, with its range of useful village amenities, community spirited social life and access to the beautiful Stour Valley countryside.

With accommodation arranged over three floors the property offers three well-proportioned bedrooms, two reception rooms, kitchen / breakfast room, utility room, cloakroom, off-road parking for one vehicle (there is also a small shared communal parking area opposite the property), hard landscaped rear garden, and enjoys a secluded tucked-away position.

Tenure Freehold | Gas Central Heating | Council Tax Band E | Grade II Listed Village Primary School Ofsted Rating "Good" | Restrictive Covenants Apply



Property

Forming part of the Grade II Listed converted former maltings in the sought-after Stour Valley village of Bures, the property enjoys a secluded, tucked away position, with accommodation arranged over three floors.

On entry to the property, the **ground floor** opens to an entrance hallway with cloak cupboard. To the rear of the ground floor is the sitting room with Juliette balcony overlooking the rear garden. In common with much of the property it displays character and charm, with exposed timber beam and fireplace with brick surround. Bedroom three (with built in wardrobe) is located to the front of the property on this floor. Descending the stairs to the **lower ground floor**, the dining room is to

the front of the property and the kitchen / breakfast room to the rear. The kitchen / breakfast room features a Rangemaster oven with five ring gas hob set within an exposed brick surround. Ample storage is provided by a good array of cupboards (one of which contains the gas boiler) and drawers in the shaker style, there is also space for a free-standing fridge-freezer. There is also a storage cupboard adjacent to the dining room. The kitchen provides access to the hard landscaped rear garden. The accompanying utility room provides space and plumbing for a free-standing washing machine and dishwasher. To the rear of the utility is the cloakroom comprised of toilet and handbasin.

The hallway to the lower ground floor also benefits from a large storage cupboard.

To the top of the building the **first floor** plays host to the main bedroom with walk in wardrobe, the second bedroom (a double to the rear) benefits from a built-in wardrobe. The landing provides storage space in the form of both an airing cupboard and second storage cupboard. The four-piece family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle, toilet, handbasin and heated towel rail.

Outside

The property forms part of the converted Maltings building and enjoys a quiet tucked away position within this sought after village. To the front there is a gravelled parking space

for one vehicle. To the rear the garden is hard landscaped with two raised beds.

Situation

The property 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, primary school (rated 'good' at the latest Ofsted report), a village store, delicatessen, hair salon, two public houses and a 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 nearby 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 55 minutes from the latter. There are also frequent buses running to both Colchester and Sudbury.

Agents Notes

The property is Grade II Listed. 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.





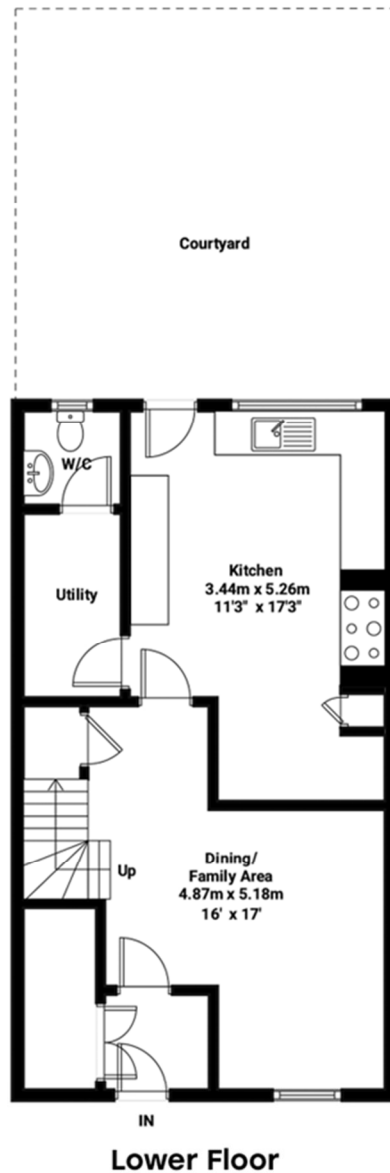
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 E. **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).

NICHOLAS PERCIVAL are proud to be members of;

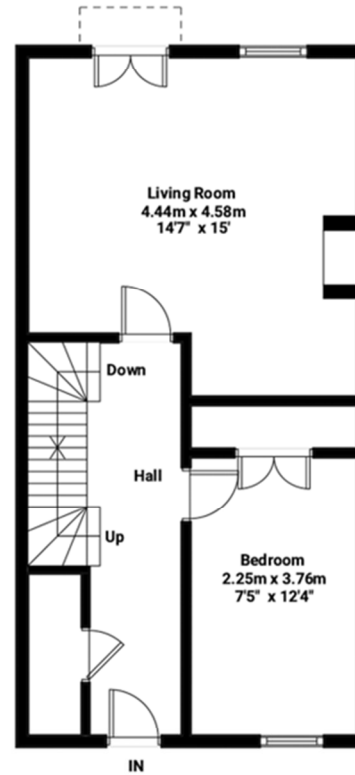




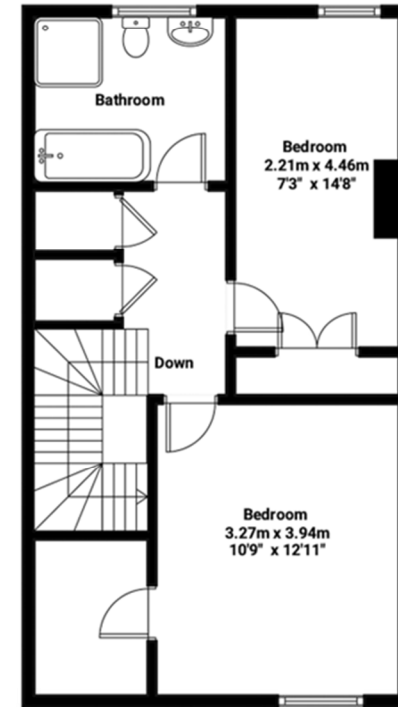
**TOTAL APPROXIMATE FLOOR AREA:
1341.9 sq ft (124.67 sq mt)**



Lower Floor



Ground Floor



First Floor

Maltings Close, Bures

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

