



High Street, Bures St Mary, Essex/Suffolk Border

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& PARKER**

BNP PARIBAS GROUP 

# Junipers High Street, Bures St Mary, Suffolk, CO8 5JG

A beautifully presented Georgian home with secluded walled garden and parking, set in the picturesque village centre of Bures St Mary

Bures train station 0.4 miles, River Stour 0.3 miles, Sudbury 5.1 miles, Colchester 9.4 miles, Hadleigh 12.9 miles, Ipswich 21.9 miles

Hall | Sitting room | Dining room | Kitchen  
Cloakroom | Principal bedroom | 2 Further bedrooms, one with en suite | Family bathroom  
Summer house | Walled Garden | Driveway parking | EPC Rating E

## The property

This elegant Grade II Listed detached Georgian property is set in the picturesque village of Bures St Mary and has been the subject of a passionate and comprehensive internal restoration with a remarkably high level of attention to detail. There is a charming and secluded walled garden with parking as well as an additional private rose garden to the front of the property.

The ground floor is centred around the entrance hall, comprising a well-proportioned sitting room, fitted with a log burner, and built in shelving, this room is flooded with light, and is perfect for relaxation. Opposite, is the dining room with a feature fireplace and a large sash window with views to the front. Further in, is a wonderful kitchen/breakfast room benefitting a range of cabinets, a Rangemaster, induction hob and fridge freezer, whilst enjoying views over the rear garden. There is also a cloakroom with useful utility cupboard as well as access to the patio area towards the rear. To the first floor, one of the bedrooms, currently being used as a dressing room, is fitted with a stunning en suite

with a free standing bath and wooden flooring. Two further double bedrooms, both have been beautifully decorated with feature fireplaces and space for additional storage.

## Outside

To the front of the property, a walled garden with high border hedgerows and flowerbeds to either side of a pathway, lead up to the front door. To the rear, further walled gardens can be found with an area of paved split-level terracing, perfectly suited for al fresco dining, built for entertaining and relaxing with full exterior lighting and electricity. There are raised flowerbeds and espalier trees surrounding the borders offering seclusion, as well as a summerhouse to enjoy. To the other side of the wall is a paved driveway, providing off-street parking for a number of vehicles.

## Location

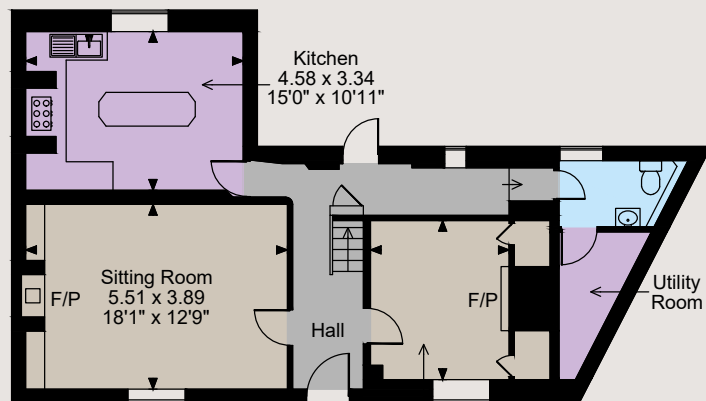
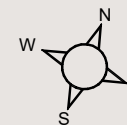
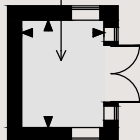
The property is set in the small village of Bures St Mary on the Essex/Suffolk border. Amidst beautiful rolling countryside, the village is within easy reach of the desirable town of Sudbury, while Halstead and the historic city of Colchester are also nearby. Village amenities include a village hall, a community centre, a tearoom and two pubs, while Sudbury offers a choice of high street shops and supermarkets. Further shopping, supermarkets and leisure facilities can be found in Colchester town. The area is well connected by road, with good connections to the A12. Bures has a station, providing hourly train services, while more regular direct services to London can be found at Colchester (approx 1 hour to Liverpool).



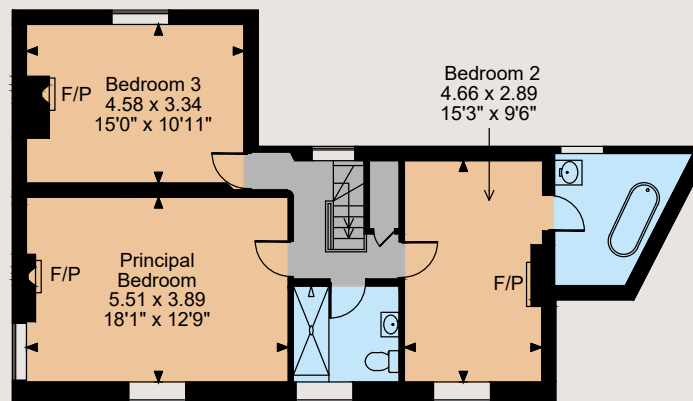


Floorplans  
House internal area 1,532 sq ft (142 sq m)  
Summer house internal area 42 sq m (4 sq m)  
For identification purposes only.

Summer House  
2.26 x 1.73  
7'5" x 5'8"



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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## Directions

On the A12 going north, take the exit Junction 26, at the roundabout take the first exit onto Halstead Road. Continue straight for about 1 mile and turn right onto Wood Lane. Follow this road for Approximately 6.4 miles. At the Y-Junction, keep left and the property can be found on your left-hand side.

## General

**Local Authority:** Babergh District Council  
**Services:** Gas central heating. All other mains are connected.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £650,000

## Suffolk

The Stables, Wherstead Park, Ipswich suffolk IP9 2BJ

**01473 220444**

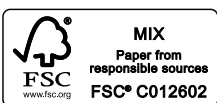
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