



Sergeants Farm

Bures, Suffolk

**STRUTT
& PARKER**
BNP PARIBAS GROUP

An impressive, architect-designed contemporary home set in a stunning rural position with pool and equestrian facilities.

Sergeants Farm is a magnificent, five bedroom contemporary family home set within stunning gardens and grounds, in the hamlet of Mount Bures. It benefits from a number of outbuildings, a swimming pool and extensive equestrian facilities. Set in 8 acres.



4 RECEPTION
ROOMS



4-5
BEDROOMS



4-5
BATHROOMS



NO. OF OUT-
BUILDINGS



8 ACRES



FREEHOLD



RURAL/
VILLAGE



6,903 SQ FT



GUIDE PRICE
£2,900,000

The property

Positioned in the quiet, rural hamlet of Mount Bures, just outside the popular village of Bures, Sergeants Farm is a stunning, contemporary family home offering state-of-the-art, light, versatile accommodation throughout. Positioned within grounds that extend to 8 acres, with extensive equestrian facilities, the property has been built by the current vendors to an exacting standard, and perfectly blends all the comfort and space from an architecturally-designed home, with the enjoyment of having horses at home.

Configured to provide the ideal space for entertaining and family living, the ground floor accommodation is accessed via a welcoming, grand reception hall with sweeping, split staircase leading to the first floor. The space is flooded with natural light and provides access to main three reception rooms. Comprising a spacious drawing room with bay windows and bifold doors opening to the rear gardens, a triple aspect study and a large family/dining room which forms part of the impressive open-plan kitchen. The kitchen itself

benefits from an array of best in class brands such as an integrated Sub Zero fridge-freezer, Wolf ovens and Miele hob with useful work surface extractor. Leading off the kitchen is a well-stocked pantry, a utility room and a downstairs cloakroom. Incredible attention to detail has been featured throughout the downstairs, including the use of micro cement flooring providing a seamless continuity throughout much of the space; only serving to add to the sense of light.

The stairs rise to the first floor, and a spacious, central landing giving access to four double bedrooms and a dressing room - which could be converted back into a fifth bedroom if required. The principal bedroom enjoys views from a stunning balcony, along with a luxurious en suite bathroom with shower and dual sinks. Bedrooms two and three enjoy their own en suite shower rooms, and a large family bath and shower room is accessed from the main landing. All of the bathrooms having been finished with top-of-the-range materials, with marble tiling offering a sense of seamless luxury.





Outside

Sergeants Farm is accessed off a quiet, secluded country lane, through private electric gates over a shingle driveway which leads to the outbuildings and an expansive area of parking and double garage to the front of the house, with lawned gardens beyond. The house and buildings occupy a substantial plot of approximately 8 acres, predominately enclosed by mature mixed hedgerow and established trees. Immediately to the rear of the house is a wide, paved Italian Porcelain terrace featuring a beautifully kept swimming pool with electric cover, beyond which are laid-to-lawn gardens and the L-shaped outbuildings.

The outbuildings comprise a bar and entertaining space leading directly to the pool area, along with a shower room, sauna, gym and an impressive and versatile room ideal for use as an at-home cinema. Most of the equestrian facilities lie to the east of the house, which include a feeding box and tack room and five stables, with an outdoor area to the front of the house. The remainder of the land is separated into paddocks with post and rail fencing, the whole creating a wonderful setting for equestrian pursuits or just quiet enjoyment.

Location

Nestled between the Stour and Colne Valley on the Essex/Suffolk border, the property sits on the fringes of the small village of Mount Bures which has a thriving community spirit and amenities including a church, nature reserve and popular public house, The Thatchers Arms, all surrounded by a network of public footpaths and riding routes.

The nearby market towns of Sudbury, Halstead and Colchester offer a wide range of independent and high street shopping, supermarkets, medical services and entertainment/leisure facilities.

Communications links are excellent: the A12 links to the motorway network and Bures station offers regular connections to central London. The area offers a wide range of independent schools including Littlegarth, Holmwood House, St Mary's, Oxford House and Colchester Prep & High School.



Distances

- Sudbury 7.9 miles
- Halstead 8.4 miles
- Colchester 9 miles

Nearby Stations

- Bures
- Colchester

Key Locations

- Sudbury
- River Stour
- Dedham Vale AONB

Nearby Schools

- Littlegarth
- Bures Primary
- Holmwood House











Floorplans

Main House internal area 3,871 sq ft (360 sq m)
 Double Garage internal area 525 sq ft (49 sq m)
 Outbuildings internal area 2,507 sq ft (233 sq m)
 Total internal area 6,903 sq ft (642 sq m)
 For identification purposes only.

Directions

CO8 5AZ
 what3words: ///slings.princes.rationed

General

Local Authority: Colchester City Council

Services: Air source heat pump. Underfloor heating throughout the property. Mains water and electricity services are connected. Private drainage which we understand does comply with the current regulations. EV Charger also installed.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

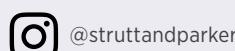
EPC Rating: B

Suffolk

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