

Lamarsh Road
Alphamstone, CO8

Freehold
£1,395,000



A well-arranged, 4600 sqft home sat centrally in 1.5 acres+ in an area of outstanding natural beauty, with excellent rail links to London. Having a large detached flat and a stunning kitchen/breakfast room. Additional land available stsn. Chain Free.



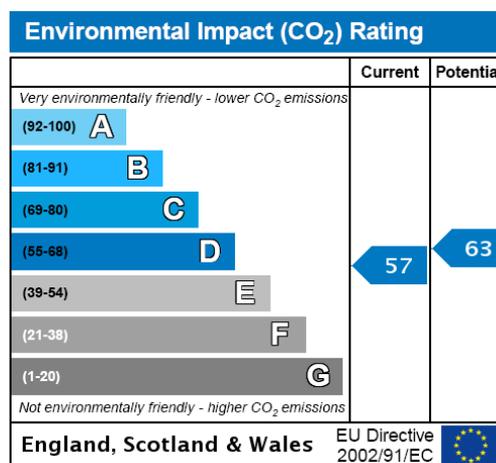
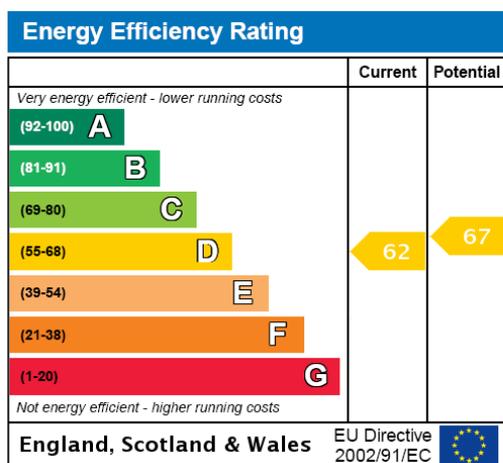
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 Bloomfield Grey

Oak House, Bures
 Approx. Gross Internal Floor Area - 4600 sq ft / 427 sq m
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The House

Oak House was originally constructed in the mid-1980s, and has been significantly improved on in recent years by the current owners.

The front porch, constructed of Green Oak with Limestone steps, welcomes you into the large entrance hall. Underfloor heating commences in the porch and flows throughout much of the ground floor.

To the immediate left is the home office and beyond is the substantial triple aspect formal sitting room that centres around a handsome fireplace with multifuel burner. A second large reception room is also triple aspect and includes a multi-fuel burning stove situated in a large inglenook fireplace. One area of this L-shaped room could be easily subdivided to create a playroom if required.

The impressive triple aspect kitchen/dining room can easily accommodate the largest of families and is immersed into its rural surrounds, taking full advantage of the splendid garden views. Also enjoying a feature fireplace with multifuel burning stove, its intelligent and ergonomic design incorporates a double pantry and large central island with raised oak breakfast area. Fitted appliances include two fridges, freezer, induction hob, ceiling mounted extractor fan, two ovens, dishwasher, boiling water and filtered water taps.

Further ground floor accommodation includes a utility room, a cloakroom and a boiler house (with outside access).

On the first-floor there are six bedrooms, three of which have en-suites plus one large family bathroom. The master suite easily fits an emperor bed and boasts both a generous walk-in wardrobe room and en-suite bathroom. There are also two very large storage cupboards on the first floor, one being home to one of the two high pressure water systems.

The Grounds and Au-Pair Flat

The total plot measures just over 1.5 acres and is mostly laid to lawn. Electric gates to the property are found at the front and there is a substantial shingled drive leading up to the house. To the left is a triple bay detached garage, which has the flat above. This includes a shower room, a lounge with a kitchenette and a large double bedroom; this would make an excellent living space for a relative, au-pair or a work-from-home office for several staff.

To the left of the house there is a pleasant Kitchen Garden with raised beds and a large Hartley greenhouse. In the rear garden there are two large terraces and several smaller areas of hard-standing, placed to take full advantage of the sun throughout the day. There is also a children's play area, a stable block and several large composting areas. The brick and timber stable block could be converted to many alternative uses including an

excellent party barn, a gym or cinema room, if not required for its intended use. There is ample space in the grounds to build an indoor or outdoor pool if needed.

A cluster of Alder trees sits towards the rear boundary beyond which is a pleasant brook and undulating paddocks.

We understand that there is additional land to the rear of the property that is available subject to separate negotiation, please ask Bloomfield Grey for more information.

Location

Alphamstone is a safe and tranquil village in the Stour Valley, an Area of Outstanding Natural Beauty notable for its associations with the Sudbury based landscape artist Thomas Gainsborough. It features some of the most breath-taking rural views of the Essex/Suffolk border and we understand that the village pub has recently reopened under community management.

The village has the added advantage of being only a short drive from several larger towns and villages. Sudbury is just five miles away where there are plenty of shops and supermarkets including a Waitrose, and day-to-day groceries can be found three minutes away by car in the adjacent village of Bures, (which has a train station and free parking). Colchester is only a twenty-minute drive, with its links to London Liverpool Street in 50 minutes.

Points to Note

The property has oil fired central heating and the boiler was very recently replaced. Sky is connected to the house as is Superfast broadband. Private sewerage system. EPC rating D. Braintree District Council.

Before booking a viewing of any Bloomfield Grey instruction, we suggest that buyers view its full online details including the street-view representation, the site map, the satellite view and the floor plan. If you have any questions, then please contact Bloomfield Grey.

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