



**FISHPITS COTTAGE**  
Bures, Suffolk

Carter Jonas

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## **FISHPITS COTTAGE, FISHPITS LANE, BURES , SUFFOLK CO8 5DS**

- 1.5 miles to Bures
- 7.2 miles to Sudbury
- 11.5 miles to Colchester
- 3.2 miles to Chappel and Wakes Colne

Entrance hall • Sitting room • Dining room • Garden room • Kitchen/breakfast room • Utility room • Principal bedroom with ensuite bathroom • 2 further bedrooms • Garage & Workshop • Outbuildings • Studio • Sauna, and terrace • Charming gardens • Tranquil gardens • Close proximity to Bures station.

### **DESCRIPTION**

Fishpits Cottage is an idyllic country house set in beautiful gardens on the rural outskirts of Bures. Originally a farm manager's cottage, this unlisted property has been significantly improved over the years and especially by the current owners to create a home of exceptional style and taste. In brief, the well-presented accommodation comprises: an entrance lobby, entrance hall, sitting room which opens into the dining room, garden room, superb bespoke Knight Country Kitchen/breakfast room which flows into a similarly fitted utility/boot room, cloakroom, ground floor master bedroom with an ensuite bath/shower, 2 first floor double bedrooms and an ensuite shower room.

An adjoining studio provides Scandinavian-style guest accommodation with a vaulted living space, mezzanine bedroom, sauna and a wet room. Further outbuildings include garaging, a large workshop/store, garden and timber stores.

**A COMPLETELY HIDDEN AWAY DELIGHTFUL COUNTRY COTTAGE, SET IN CHARMING GARDENS WITH CAPTIVATING VIEWS OVER GENTLE ROLLING COUNTRYSIDE, WITHIN STRIKING DISTANCE OF BURES STATION.**



## OUTSIDE

The beautifully planted and established garden forms a further important feature, as it creates its own oasis and totally tranquil environment. It incorporates lawned areas, well stocked flower and shrub beds, a variety of trees including fruit trees, an alfresco dining terrace with a woodfired hot tub., as well as a fish pond with water fall features and a safety grill.

## LOCATION

Despite its rural location, the cottage is within striking distance of Bures. Bures provides for more extensive needs including village shops, a doctors' surgery and a branchline station which connects onto the mainline at Marks Tey for London Liverpool Street. Colchester is about 11 miles with highly regarded schools including Colchester Grammar for boys and Colchester High School for Girls. Closest supermarkets such as Waitrose, Sainsbury's and Tesco's can be found in nearby Sudbury.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Private water supply, Private sewage treatment plant, a mixture of warm air heating and oil central heating.

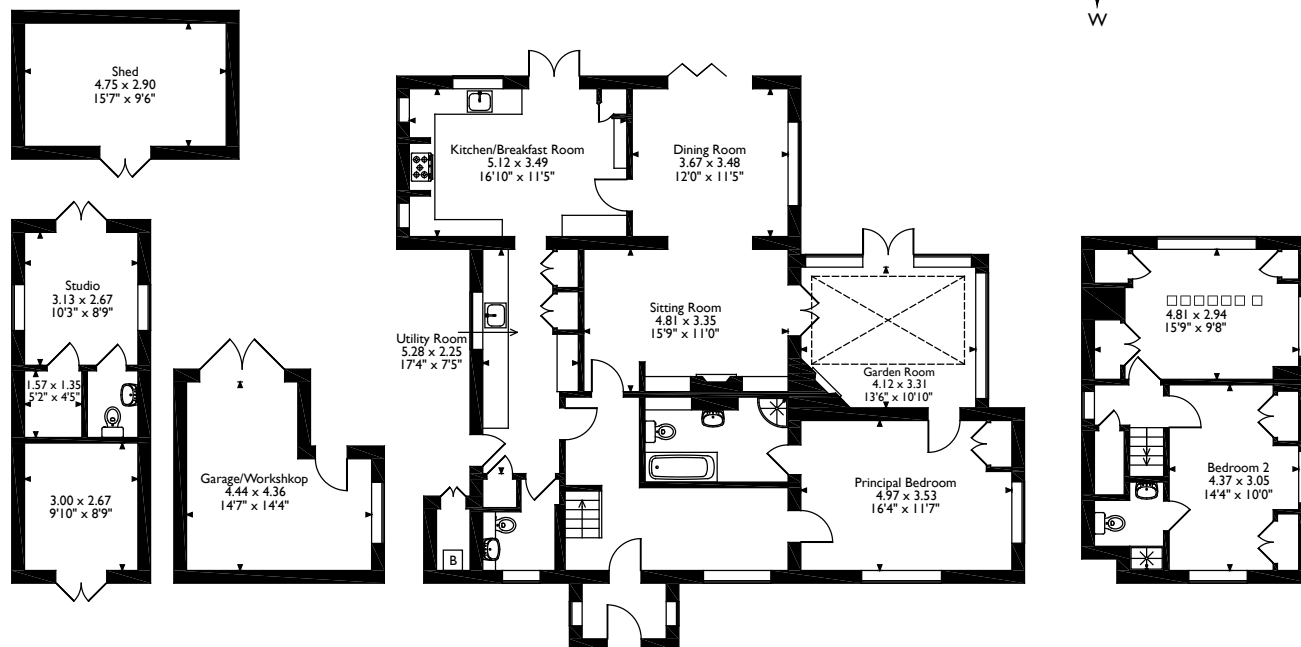
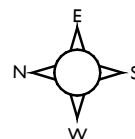
**Local Authority:** Braintree BAND - E

**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

**What3Words:** [///foresight.collected.redefined](#)



Fishpits Cottage, Fishpits Lane, Bures, Suffolk  
 Approximate Gross Internal Area  
 Main House = 160 Sq M/1722 Sq Ft  
 Garage/Outbuildings = 52 Sq M/560 Sq Ft  
 Total = 212 Sq M/2282 Sq Ft



**Outbuildings**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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