



£750,000

The Old Manse, High Street, Bures, Suffolk





This striking double-fronted period home combines timeless character with impressive scale. Set in the heart of the village, its classic sash windows and bold door set the tone for the charm and space found within.

Inside, warm timber floors flow through two distinct reception rooms — one with rich tones, a cosy wood burner, and access to the garden; the other light-filled and serene, perfect for reading or entertaining. Both rooms retain original features and an inviting, homely feel.

At the rear, the open-plan kitchen/dining room is the showstopper — a blend of rustic charm and contemporary styling, with exposed brickwork, bespoke cabinetry, and French doors leading to a covered terrace. A separate utility room and downstairs WC are discreetly positioned for convenience.

Upstairs are four generous double bedrooms, three with en-suite facilities. The principal suite enjoys a sleek en-suite and a separate dressing room, while the family bathroom features a freestanding roll-top bath, walk-in shower, and twin sinks — both stylish and practical.

The garden is a private retreat, with a sheltered patio ideal for year-round use, a generous lawn bordered by mature planting, and a timber outbuilding that could serve as a studio, home office or summerhouse. Off-road parking to the side completes this charming home.

Bures is a sought-after village on the Suffolk–Essex border, known for its riverside setting, strong community, and scenic surroundings. The village offers a pub, shop, primary school and train station with direct links to Marks Tey and onward to London, while nearby Sudbury and Colchester provide further amenities. With countryside walks on your doorstep and excellent connections, this is a perfect spot for families, commuters, and downsizers alike.













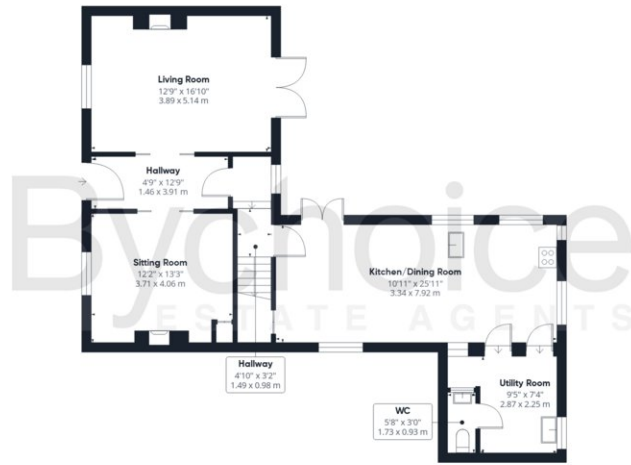




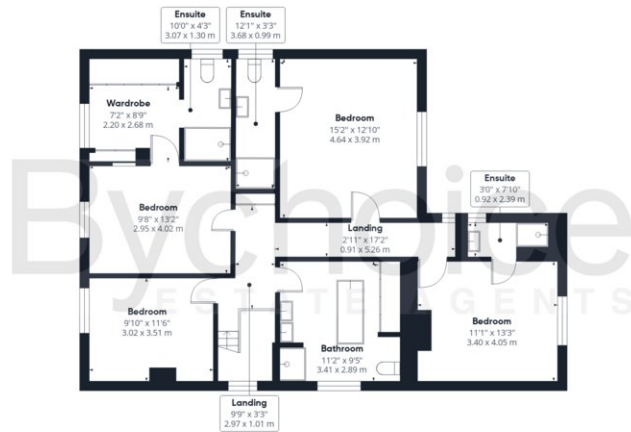








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1865 ft<sup>2</sup>  
173.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Babergh District Council - Band F

Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1800 Mbps, and upload speeds of up to 220 Mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data good outdoors with EE, O2, Three & Vodafone. (ofcom data)

Utilities – Mains drainage, gas heating, water, electric.

Property Construction – Primarily Brick

Rights and Restrictions – Grade II Listed & Located In Bures Conservation Area

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.