



Offers in excess of £350,000

Maltings Close, Bures, Suffolk



THE PROPERTY

Forming part of a beautifully restored Grade II listed former railway maltings, this spacious three-bedroom home blends heritage character with modern comfort, benefitting from excellent storage throughout. Set in the sought-after village of Bures, it sits within easy reach of the station, village shop and riverside walks, enjoying a tucked-away position with a low-maintenance garden and its own private parking space.

Arranged over three floors, the ground level offers a welcoming dining room, a generous farmhouse-style kitchen with a feature brick chimney breast, and access to the rear garden. A useful laundry room and ground-floor WC add excellent practicality, supported by multiple storage areas.

The first floor features a bright living room with exposed beams and an impressive brick fireplace, creating a superb and characterful reception space, alongside a well-proportioned bedroom. The top floor includes two further bedrooms served by a spacious family bathroom with a bath and separate shower. Period features such as exposed timbers and brickwork highlight the building's historic maltings heritage.

Outside, the rear garden is designed for easy maintenance and backs onto mature trees, while the front provides a privately owned parking space. This charming conversion offers style, storage and convenience in a highly desirable village setting.

THE LOCATION

Bures is a picturesque riverside village on the Suffolk–Essex border, known for its scenic countryside, strong community and excellent amenities. The village offers a shop, post office, two pubs, a deli, a tea room, and a well-regarded primary school, along with a train station providing direct links to Marks Tey for onward travel to Colchester and London. Surrounded by countryside and close to walking routes across Dedham Vale AONB, Bures is an ideal choice for those seeking rural tranquillity with good connections.









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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.

Council & Council Tax Band – Braintree District Council - Band E

Tenure – Freehold

Broadband – Ultrafast broadband with download and upload speeds of up to 1000mbps (Ofcom data)

Mobile Coverage – Mobile data available with EE, O2, Three & Vodafone (Ofcom data)

Utilities – Mains drainage, water, electric, mains gas central heating

Property Construction – Standard brick construction

Rights & Restrictions - Grade II listed, located within Bures conservation area

Bychoice
ESTATE AGENTS