



Arger Fen, Bures St Mary

Guide Price: £735,000



acorus®

**ARGER FEN
BURES ST MARY
CO8 5BN**

Highfields is a large 5 bedroom detached house in a quiet rural location and grounds of approximately 1 acre.

The garden is a particular feature with large lawned area, numerous ornamental shrubs and plants, pergola and pond. To the front there is a sweeping tarmac drive with parking for several cars.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further
information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £735,000

REF: C394

These particulars give only a general outline and your attention
is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

Highfields is well located for easy access to the A134, south of Colchester and north of Sudbury.

The private road that leads to Highfields Farm is a byway marked by some mature oak trees and the whole property benefits from views out across the Stour Valley into Essex, all of which forms part of the Stour Valley/Dedham Vale AONB. The property itself is however just outside the AONB.

DESCRIPTION

A substantial 5 bedroom farmhouse built in the mid 1980's surrounded by mature attractive gardens. The property offers a good level of accommodation and benefits from full double glazing and a large conservatory overlooking part of the garden.



ACCOMMODATION

Ground Floor

Entrance Hallway

Sitting Room – 6.06 m x 4.56 m

Study – 4.56 m x 3.98 m

Dining Room – 4.62 m x 3.63 m

Sitting Room – 4.31 m x 3.66 m

Kitchen/Breakfast Room – 6.22 m x 3.52 m

Conservatory – 5.98 m x 5.61 m

First Floor

Bedroom 1 – 6.08 m x 4.57 m with ensuite bathroom

Bedroom 2 – 4.57 m x 3.97 m with ensuite shower room

Bedroom 3 – 4.63 m x 3.31 m with dressing room

Bedroom 4 – 3.53 m x 3.45 m

Bedroom 5 – 4.34 m x 3.72 m

Family Bathroom

W/C

Airing Cupboard

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The access is via a private road over which the buyer will have a right of way subject to a maintenance contribution .

OUTSIDE

The property is approached by an 'in & out' driveway which provides ample parking and leads past the detached double garage. Mature gardens surround the property and are laid out with an extensive selection of herbaceous plants, shrubs and decorative trees, with a range of hand-built flint garden structures, paths and pergolas.

Located within the garden is a large store shed/workshop, a garden cloakroom and pergola.

AGRICULTURAL OCCUPANCY RESTRICTIVE COVENANT

The wording of the agricultural occupancy condition 3 (planning permission B/1168/80) states:-

The occupation of the dwelling shall be limited to a person wholly or mainly employed, or last employed, locally in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry or a dependant of such a person residing with him (but including a widow of widower of such a person).

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy restrictive covenant.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private system.
Oil fired central heating

ALSO AVAILABLE

There is land available by separate negotiation – up to 20 hectares/50 acres lying mainly to the east and south of the dwelling. Also, an adjacent set of farm buildings with permission under class Q to convert into a detached dwelling. More details from Acorus.

ENERGY PERFORMANCE RATING: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCAL AUTHORITY

Babergh District Council
Council Tax Band F

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.

SITE LOCATION



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IMPORTANT NOTICE

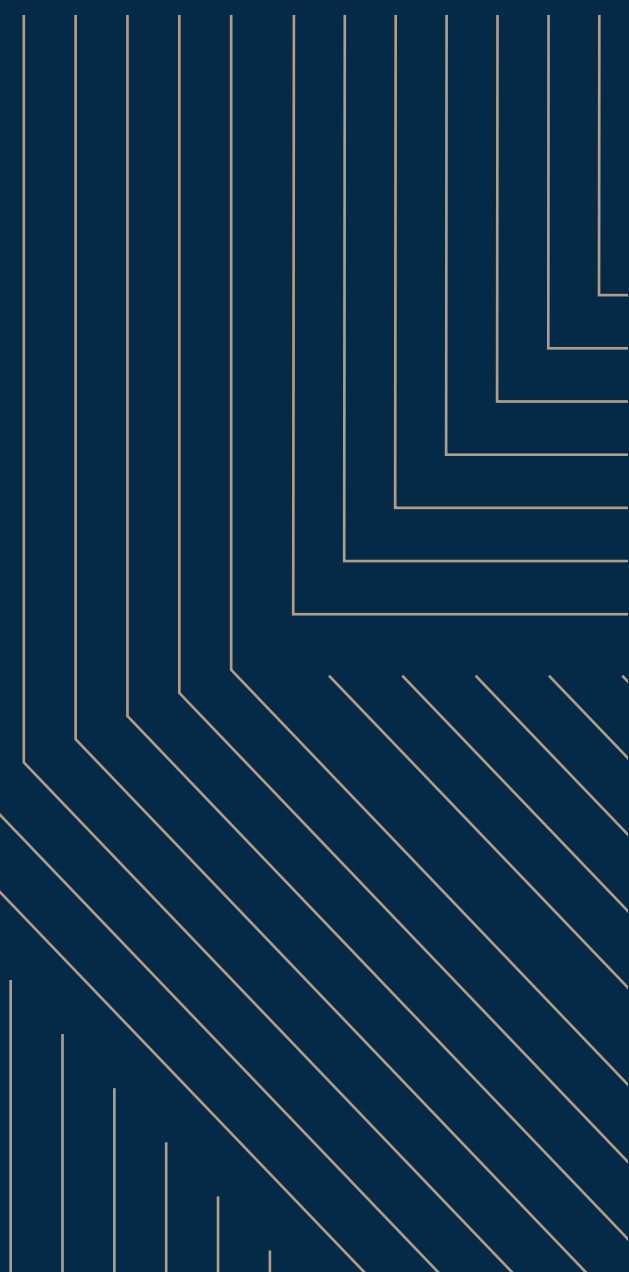
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