



TENTER FIELD

Colne Road, Bures, Essex



BALKERNE GATE
DEVELOPMENTS
ESSEX & SUFFOLK LTD

A new collection of exceptional three bedroom bungalows and a stunning five bedroom family house, in the sought-after village of Bures.



Thank you for taking time to explore Tenter Field, a new collection of eight exceptional three bedroom bungalows and a stunning five bedroom family residence, in the delightful village of Bures on the idyllic Essex-Suffolk border.

WELCOME

Balkerne Gate Developments are proud to present this beautifully-designed collection of contemporary bungalows and a large family home at the edge of the desirable countryside village of Bures, just nine miles from Colchester.

Grouped along a private driveway on a gently-sloping hillside location overlooking the village, this exquisite development offers the perfect combination of modern comforts and a closeness to nature, placing residents on the borders of Constable Country and the Dedham Vale Area of Outstanding Natural Beauty.

Tenter Field is an exclusive, peaceful enclave with a charming community and excellent travel links on its doorstep. With local village shops, historic public houses, regular train services and quintessential English countryside scenery all within easy walking distance, these homes are perfect for commuters, families and relaxed retirees alike. *Come and make yourself at home.*



With ancient farmland, lush green vales and a peaceful village as your backdrop, this is an unmissable opportunity to own an outstanding home in one of the finest settings this area has to offer.

Indicative computer generated image is from an imaginary viewpoint looking into the development. All Landscaping shown is indicative only and elevations/ground levels not shown.

A discrete turning off the quiet Parsonage Hill leads you into Tenter Field, with its gently curving driveway. These traditional homes with a modern twist sit peacefully amongst carefully planned lawns, trees and hedges. Rolling fields, quaint settlements, lush greenery and the charming wildlife of the Stour Valley form the backdrop.

Each home is a perfect combination of traditional materials, modern styling and the highest quality craftsmanship – with exteriors blending red brick, dark slate, oak cladding and premium frames for a finish that exceeds conventional standards. Plots have been conceived to provide plenty of space and privacy, with attractively landscaped gardens sized to easily accommodate outdoor relaxation and visual pleasure, whilst being easy to maintain.

Inside, tall contemporary windows ensure every room is bathed in daylight, with wide-opening doors bringing you closer to your garden all year round. All internal spaces are finished to an exceptional level and incorporate the latest appliances, fittings and sanitaryware to give you every modern comfort, and make moving in an easy proposition.

With the river meandering its way through the village, marking the border between bustling Essex and beautiful Suffolk, Bures offers the very best of both worlds.



Every home at Tenter Field comes complete with premium fittings fixtures and finishes, including pre-installed branded integrated appliances, to ensure everything about your property is energy-efficient and long-lasting.

A secluded and picturesque setting

Tenter Field sits gracefully on its gently-sloping hillside location above the village of Bures, creating an elegant addition to this thriving semi-rural community. Bordered by ancient pasture, high-quality housing and peaceful tree-lined lanes, the collection's eight superior three bedroom bungalows and impressive five bedroom family home form an attractive tranquil enclave that residents will find a delight to live in.

The driveways, forecourts and carefully-designed gardens have all been thoughtfully-planned from the outset to provide the perfect environment for residents to relax and enjoy life – while the interiors have been formulated for light, comfort and style throughout

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Buildzone Warranty for New Homes

Every home within this development is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover. (www.build-zone.com)

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Adviser for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Agents to view the detailed architects site drawings for full and accurate details.

Take a closer look at these

This is an exceptional collection of homes that radiate character, individuality and outstanding attention to detail. From their timeless appearances and sensitively chosen materials, to their good-sized plots, luxurious finishing touches and opulent interior specifications – these are homes of real presence that will impress from start to finish.



The Lamarsh

THREE BEDROOM BUNGALOW

This sophisticated three bedroom bungalow offers a remarkable amount of space for comfort and relaxation. The hallway gives immediate access to the three bedrooms, each being large enough for furniture and wardrobes, with the principal bedroom complemented by a beautifully appointed en-suite shower room. You'll also find a family bathroom fitted with sleek contemporary sanitaryware.

Double doors open into the expansive living room with further double doors leading to the exceptional modern kitchen/dining area, which includes a stylish preparation/breakfast island, ample space for dining and a handy utility room with outdoor access. Both shared rooms are flooded by natural light from full-width sliding glazed doors opening onto the landscaped rear garden. These homes also enjoy a private single garage with side access, as well as added privacy from tree and shrub plantings to the front of the house.

Indicative computer generated image shows the rear elevation of Plot Two.



The Henny

THREE BEDROOM BUNGALOW

This versatile bungalow features an impressive porchway, stylishly shielding the main entrance all year round. Inside, the comfortable accommodation comprises two double bedrooms, both with ample storage space, a sizeable luxury family bathroom incorporating an additional shower area, and the large principal bedroom complemented by an en-suite shower room.

The rear of the home is dedicated to the living, kitchen and dining area, a truly sensational open-plan space where you can entertain the whole family. Large glazed bi-folding doors at each end of the space make the rear garden feel like an extra room – perfect for summer barbeques.

Indicative computer generated image shows the rear elevation of Plot Seven.

remarkably well-planned new homes.

Designed to achieve the perfect balance of contemporary style and traditional quality, these well-planned homes enjoy a host of features that seamlessly blend the interior living spaces with the outside patio areas – and each boasts a range of upmarket modern appliances and quality fittings all chosen for the ease of busy lifestyles.



The Cavendish

THREE BEDROOM BUNGALOW

An exceptional three bedroom bungalow, featuring an outstanding open-plan space accommodating the kitchen, dining and living area. The superior kitchen, with stylish central island, is characterised by its high gabled ceiling and stunning, full-height feature bay window – presenting a view through the shrubs onto the approach road and ensuring the entire space is bathed in natural daylight.

Windows on all sides of the living / dining area keep the generous space bright and airy, including bi-fold glazed doors opening out onto the rear garden. Off the hallway, you'll find a stylish family bathroom, a convenient utility room, two double bedrooms and the principal bedroom, complemented by a walk-in wardrobe and en-suite shower room.

Indicative computer generated image shows the rear elevation of Plot Nine.



The Nayland

FIVE BEDROOM HOUSE

This exceptional five bedroom detached home offers everything for an active household. Downstairs, the spacious open-plan kitchen and dining/lounge areas benefit from two sets of large sliding glazed windows, creating an outdoor feel indoors and bathing the space in natural daylight. Other rooms enable you to segregate various household activities – off the hallway, you'll find a generous living room, a snug room, a convenient utility room with outdoor access, a cloakroom, storage/bootroom and a second front room, ideal for a home office or fifth bedroom, complete with its own en-suite shower room.

Upstairs, you'll find a contemporary family bathroom, two generous double bedrooms with en-suites, a third double bedroom and the principal bedroom – featuring full-length windows and a sleek en-suite shower room.

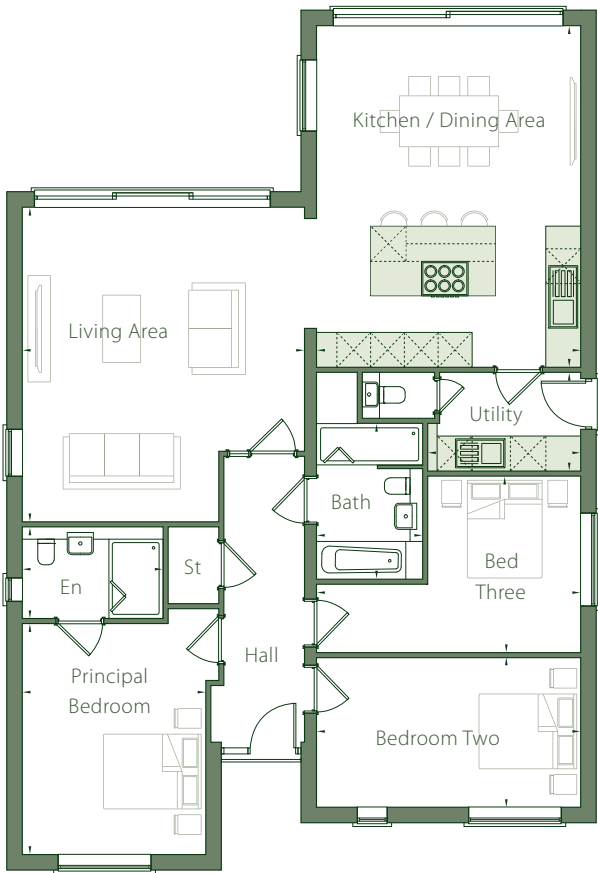
This home features a good-sized garden which is ideal for outdoor activities and entertaining – while the separate double garage offers plenty of space for storage.

Indicative computer generated image shows the rear elevation of Plot Five.

Plot One



Plot Two



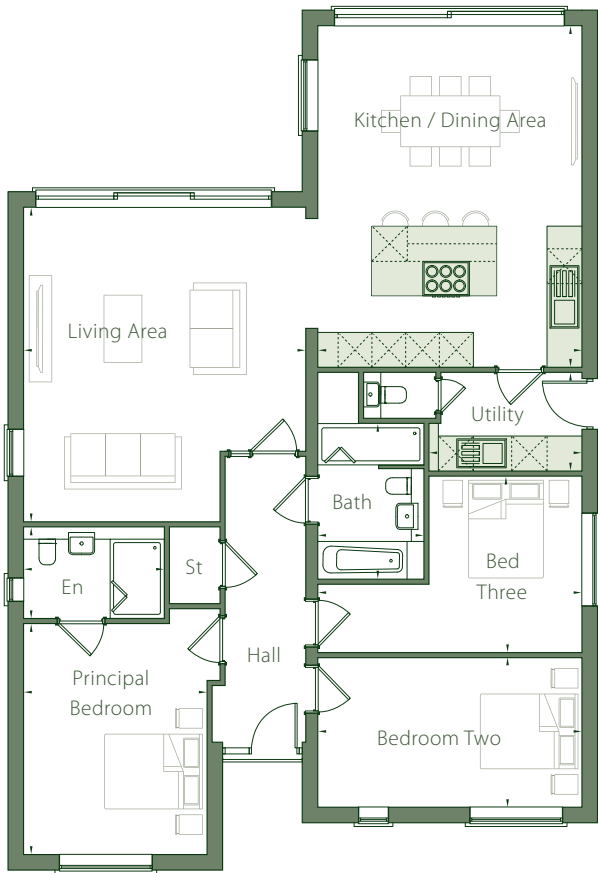
1

The Lamarsh
THREE BEDROOM BUNGALOW

Kitchen / Dining	6549 x 5078mm	21'6" x 16'8"
Utility / Larder	2948 x 1640mm	9'8" x 5'5"
Living Room	6059 x 5484mm	19'11" x 18'0"
Principal Bedroom	4456 x 3490mm	14'7" x 11'5"
En-Suite	2784 x 1737mm	9'2" x 5'8"
Bedroom Two	5078 x 4153mm	16'8" x 13'8"
Bedroom Three	5078 x 3449mm	16'8" x 11'4"
Bathroom	3036 x 2055mm	10'0" x 6'9"

C Cupboard En En-Suite St Storage
► Indicates where approximate measurements are taken from.

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2

The Lamarsh
THREE BEDROOM BUNGALOW

Kitchen / Dining	6549 x 5078mm	21'6" x 16'8"
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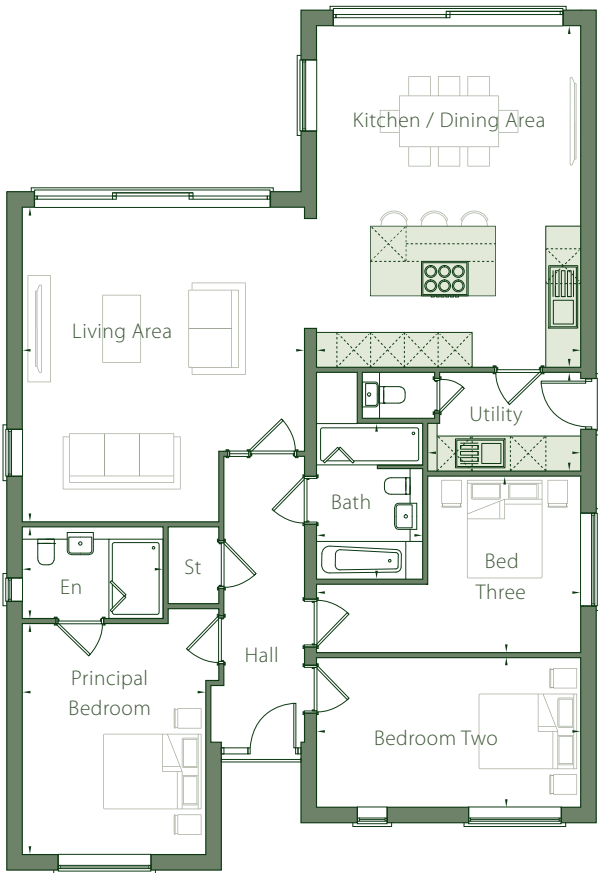
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Plot Three



Plot Four



3

The Lamarsh

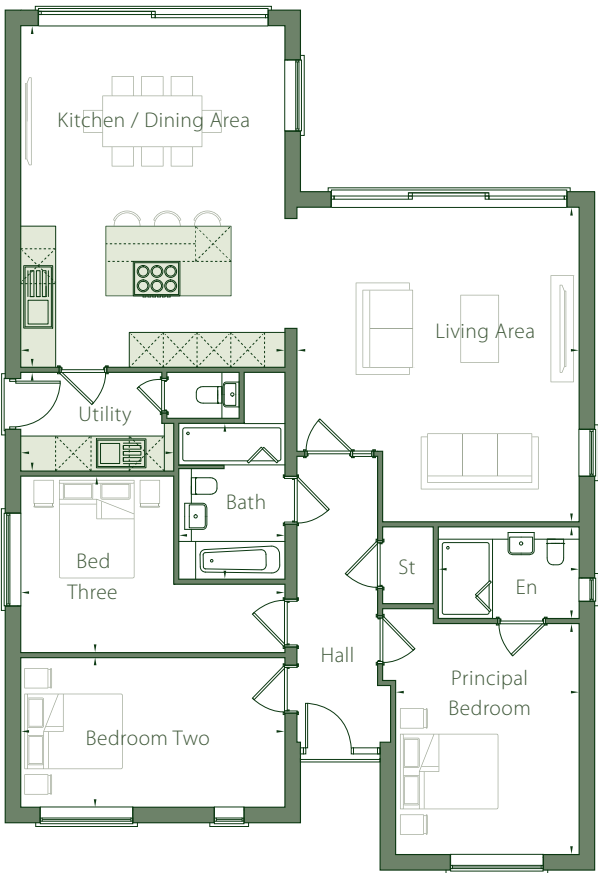
THREE BEDROOM BUNGALOW

Kitchen / Dining	6549 x 5078mm	21'6" x 16'8"
Utility / Larder	2948 x 1640mm	9'8" x 5'5"
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4

The Lamarsh

THREE BEDROOM BUNGALOW

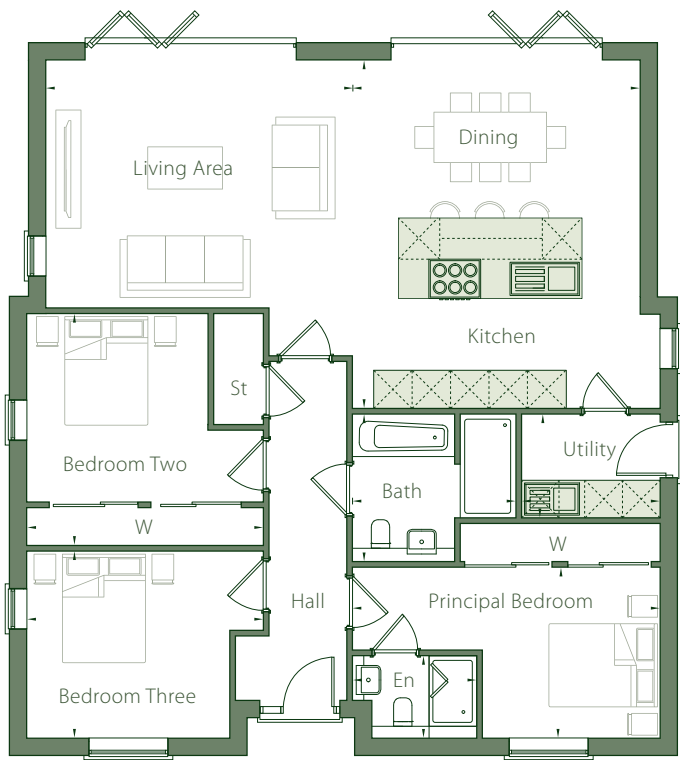
Kitchen / Dining	6549 x 5078mm	21'6" x 16'8"
Utility / Larder	2948 x 1640mm	9'8" x 5'5"
Living Room	6059 x 5484mm	19'11" x 18'0"
Principal Bedroom	4456 x 3490mm	14'7" x 11'5"
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C Cupboard En En-Suite St Storage

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Plot Six



6

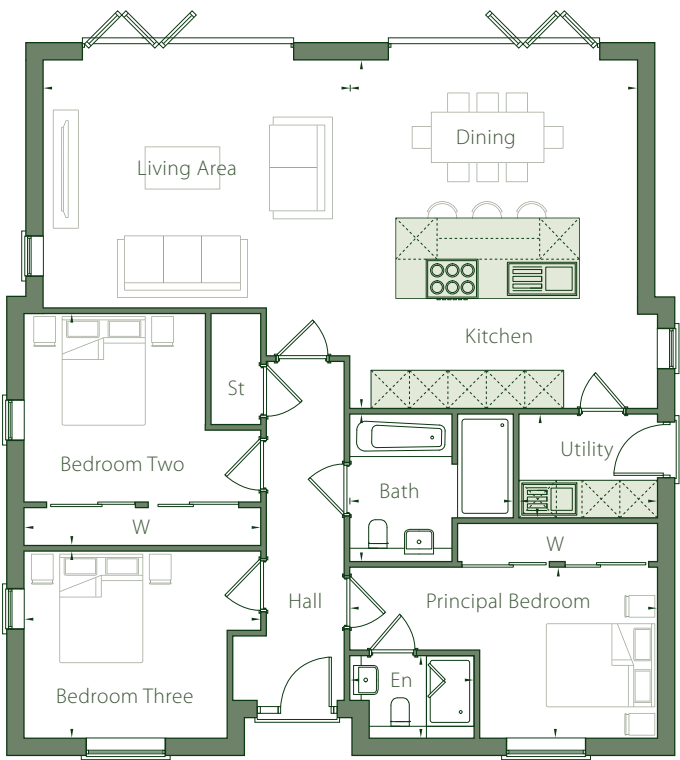
The Henny
THREE BEDROOM BUNGALOW

Kitchen / Dining	6066 x 4950mm	19'11" x 16'3"
Utility Room	2547 x 1750mm	8'4" x 5'9"
Living Area	5240 x 4247mm	17'2" x 13'11"
Principal Bedroom	5300 x 3035mm	17'5" x 9'11"
En-Suite	2100 x 1438mm	6'11" x 4'9"
Bedroom Two	4127 x 3931mm	13'6" x 12'11"
Bedroom Three	4127 x 3334mm	13'6" x 10'11"
Bathroom	2690 x 1488mm	8'10" x 4'11"

C Cupboard En En-Suite St Storage W Wardrobe
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Plot Seven



7

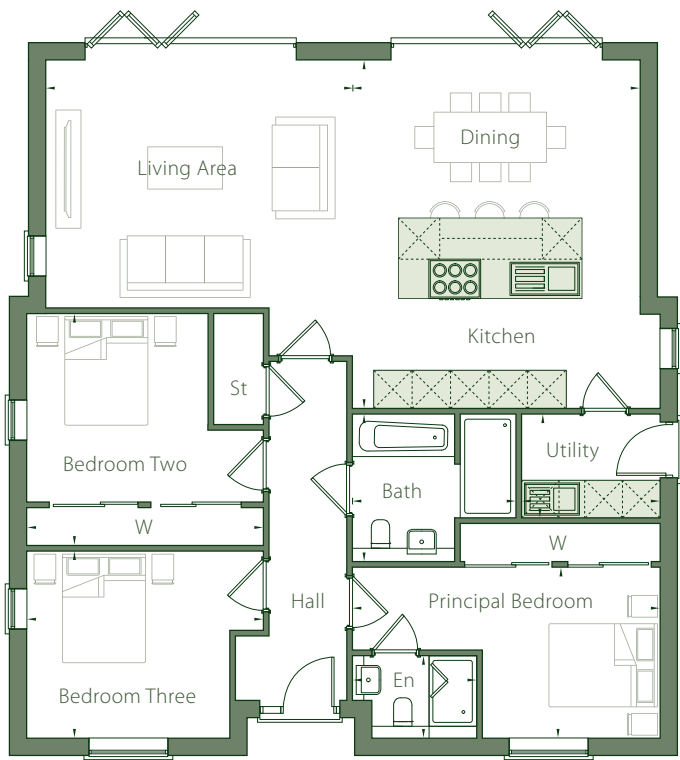
The Henny
THREE BEDROOM BUNGALOW

Kitchen / Dining	6066 x 4950mm	19'11" x 16'3"
Utility Room	2547 x 1750mm	8'4" x 5'9"
Living Area	5240 x 4247mm	17'2" x 13'11"
Principal Bedroom	5300 x 3035mm	17'5" x 9'11"
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C Cupboard En En-Suite St Storage W Wardrobe
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Plot Eight



8

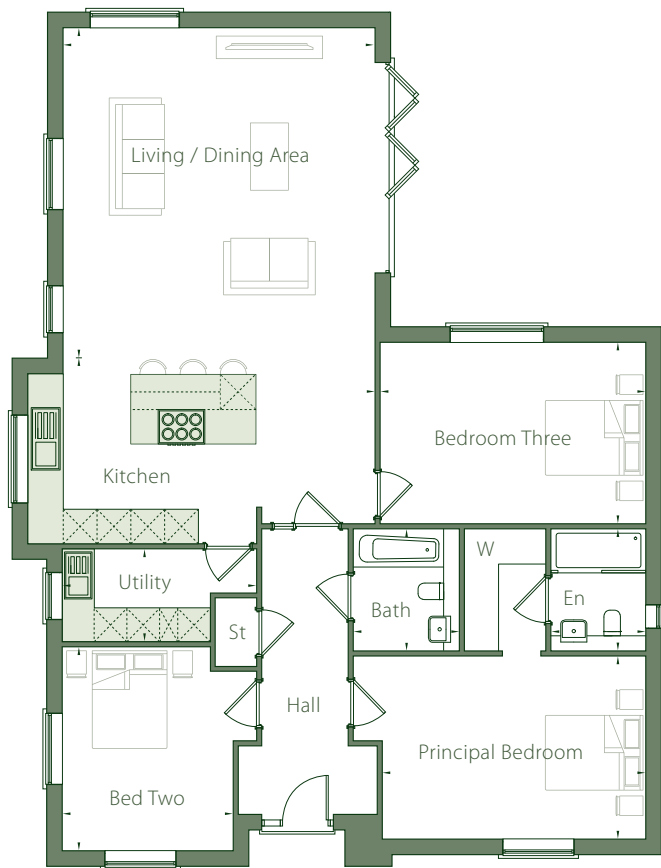
The Henny
THREE BEDROOM BUNGALOW

Kitchen / Dining	6066 x 4950mm	19'11" x 16'3"
Utility Room	2547 x 1750mm	8'4" x 5'9"
Living Area	5240 x 4247mm	17'2" x 13'11"
Principal Bedroom	5300 x 3035mm	17'5" x 9'11"
En-Suite	2100 x 1438mm	6'11" x 4'9"
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Bedroom Three	4127 x 3334mm	13'6" x 10'11"
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Plot Nine



9

The Cavendish
THREE BEDROOM BUNGALOW

Kitchen	4405 x 3277mm	14'5" x 10'9"
Utility Room	3780 x 1683mm	12'5" x 5'6"
Living / Dining	6313 x 5977mm	20'9" x 19'7"
Principal Bedroom	5572 x 3458mm	18'3" x 11'4"
En-Suite	2381 x 1819mm	7'10" x 6'0"
Bedroom Two	3779 x 3277mm	12'5" x 10'9"
Bedroom Three	5095 x 3462mm	16'9" x 11'4"
Bathroom	2381 x 2037mm	7'10" x 6'8"

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Plot Five



5

The Nayland

AN EXCEPTIONAL FIVE BEDROOM DETACHED HOME OFFERING
EVERYTHING REQUIRED FOR MODERN FAMILY LIVING

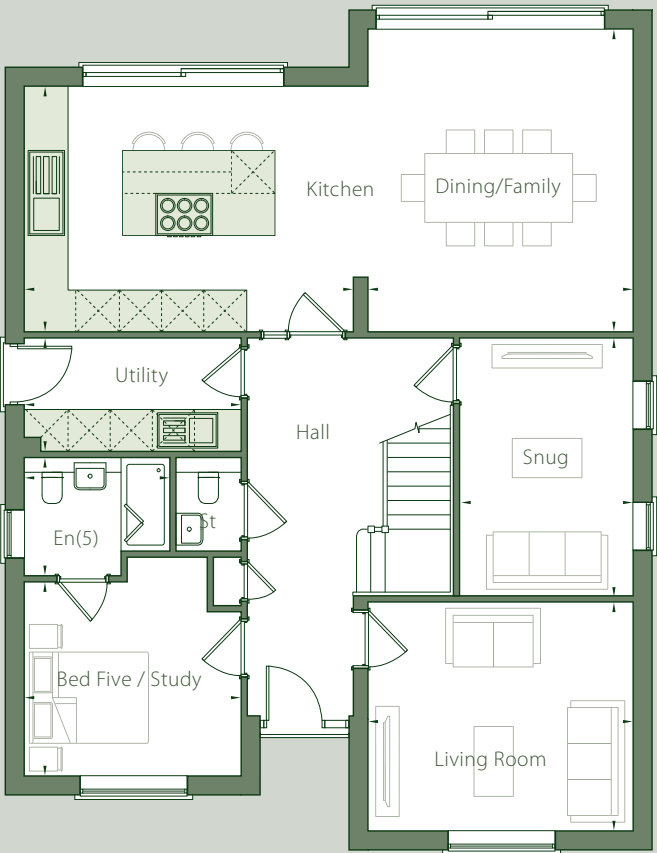
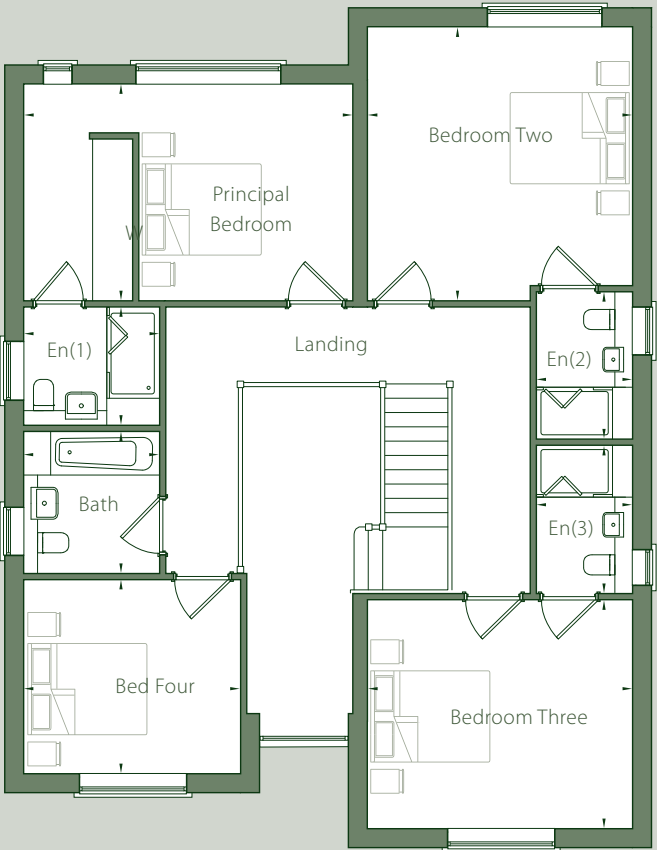
Ground floor

Kitchen	5260 x 3877mm	17'3" x 12'9"
Dining / Family	4778 x 4178mm	15'8" x 13'8"
Utility Room	3390 x 1759mm	11'1" x 5'9"
Snug	4025 x 2778mm	13'2" x 9'1"
Living Room	4178 x 3613mm	13'8" x 11'10"
Study / Bed Five	3390 x 3025mm	11'1" x 9'11"
En-Suite (5)	2267 x 1855mm	7'5" x 6'1"
Cloakroom	1855 x 1023mm	6'1" x 3'4"

First floor

Principal Bedroom	5260 x 3452mm	17'3" x 11'4"
En-Suite (1)	2153 x 1834mm	7'1" x 6'0"
Bedroom Two	4116 x 4178mm	13'6" x 13'8"
En-Suite (2)	2350 x 1416mm	7'9" x 4'8"
Bedroom Three	4178 x 3613mm	13'8" x 11'10"
En-Suite (3)	2361 x 1416mm	7'9" x 4'8"
Bedroom Four	3390 x 3078mm	11'1" x 10'1"
Bathroom	2262 x 2153mm	7'5" x 7'1"

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Specifications

The specification is indicative only and may alter as construction takes place – Please liaise with our selling agents for full information. All information is accurate at time of going to print.

Kitchens & utility :

- Bespoke Rot Punk-Xerox style (handle-less) kitchen and utility room
- Integrated Bosch fridge and freezer
- 1 x Bosch electric oven
- 1 x Bosch warming drawer
- 1 x Bosch electric combi-oven
- Bora electric hob with in-built extraction
- Blanco sinks and taps
- CDA dual zone wine cooler
- 20mm Silestone Modern quartz worktops with glass splashbacks to the Lamarsh, Cavendish and Nayland
- 25mm Eggar worktops and splashback to the Henry
- 25mm Eggar worktops and splashback to all utility rooms
- Atlantis Water softener

Bathrooms :

- Tiles to shower and bath areas
- Modern Tavistock wall hung vanity units and taps to suit
- Contemporary RAK wall hung pans with concealed cisterns and wall plate flush
- Aqualisa concealed mixer shower valves with fixed rain head and hand held hose + slider kit or Tremercati thermostatic controlled showers with fixed rain head and hand held hose
- Chrome towel rails and valves
- Fitted mirrors with built-in Demister Pads

Heating :

- Ideal Logic Max gas fired boiler with 10 year warranty
- Underfloor heating to kitchen, living and dining areas
- Nest central heating + hot water controls
- Radiators to bedrooms

Decoration :

- Brilliant white emulsion to ceilings
- Vinyl matt emulsion to all walls
- Satin finish to all woodwork
- Lacquer coat to Oak Doors

Joinery, windows & doors :

- Aluminium 'Smart' bi-fold doors (The Cavendish and the Henry)
- Aluminium 'Air' sliding doors (The Lamarsh and Nayland)
- Sternfenster smooth flush sash windows
- White 5 Panel flush Oak doors with brushed chrome handles
- Square edge skirting and architrave
- Loft access with Ladder

Electrical fittings & finishes :

- Low energy lighting to open plan living areas and bathrooms, en-suites, hallway and reception areas
- Ceiling pendants and downlighters
- T.V and data to each room
- AV cabling to all areas ready for HD TV and Sky connection(s) Final connections made by others
- Smoke, heat and carbon detectors
- White MK sockets and switches

External finishes :

- Vertical Oak cladding
- 2 x external fitted taps
- External lighting points
- 900 x 600 calibrated Silver-grey granite paving to rear patios and paths
- Silver fleck granite Block paved and stone driveways
- External double socket
- Fencing and gates

Garages (The Lamarsh & Nayland only) :

- Electric supply (3 x double sockets)
- Electric aluminium 'roller' door
- Personnel door to side
- 1 future car charging supply
- 2 x censored L.E.D lights internally

Services :

- Gas, electric, water, BT and a future duct. Mains foul drainage.



A COUNTRYSIDE RETREAT WITH PEACE, CHARM AND ALL THE RIGHT CONNECTIONS

Dating back to medieval times, the village of Bures is in fact a combination of two settlements either side of the River Stour, which defines the county border – with Bures Hamlet in Essex and Bures St Mary in Suffolk. A picturesque location, where green pastures and Tudor architecture rub shoulders with country houses and sympathetic modern additions, this is a place where residents can enjoy both rural tranquility and great connections by road and rail to the nearby towns of Colchester and Sudbury.

Bures is a thriving village with local shops and amenities to meet your day-to-day needs. A walk into the village centre will take you past a deli, newsagent and convenience store, hair & beauty salon, post office, yoga studio and doctor’s surgery. The nearest supermarkets are just 5 miles away in Sudbury, where you’ll find the full range of large, well-known stores.

For social activities, Bures Community Centre is a hub for various groups, with a childrens’ play area, tennis courts and village cricket pitch nearby, while the historic St Mary’s Church hosts vibrant services and meetings attended by people of all ages. Alternatively, the village’s common and river banks are ideal for peaceful walks and riverside picnics with the family.

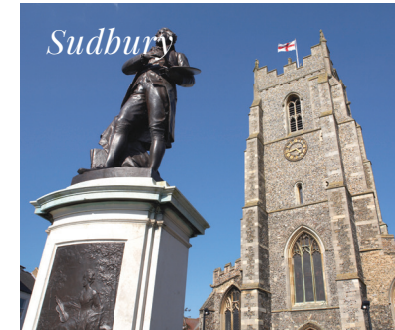
A stroll through Bures takes you past two characterful pubs, each offering a distinctive warm welcome. On the Essex side of the river, the Eight Bells (named after the church’s complement) is a warm, roomy inn with friendly staff serving a variety of real ales and an excellent menu of home-cooked food, while The Three Horseshoes over the border in Bures St Mary is a well-loved traditional pub focusing solely on its wide range of beers, ciders and other drinks to suit everyone’s taste.

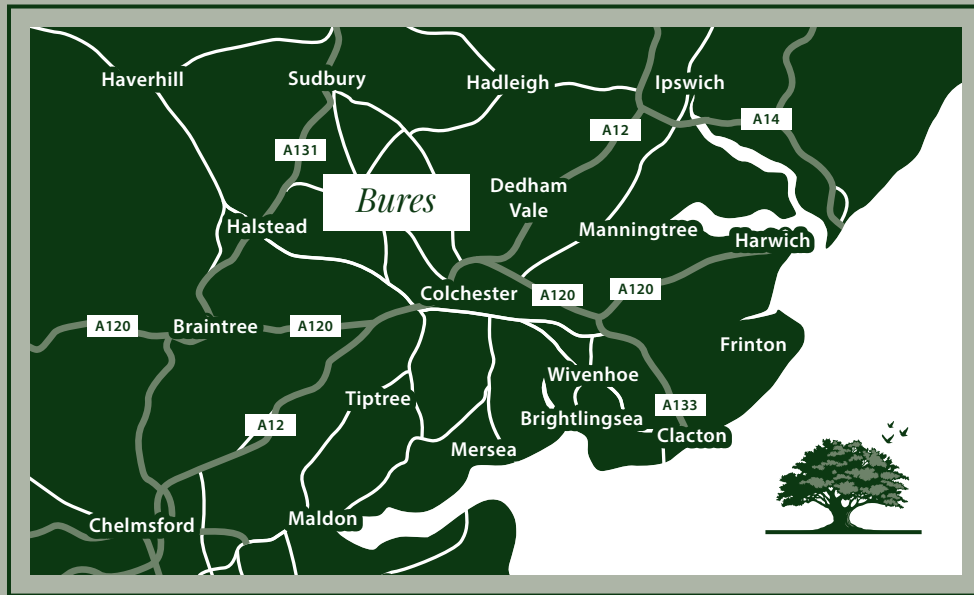
For eating out nearby, The Lamarsh Lion, just a mile and a half away along a scenic country road, is a very popular local destination, offering a great selection of delicious, freshly prepared traditional meals with cask ales, fine wines and regular events for music and special occasions. It's also worth travelling 2 miles further to The Henny Swan by the river in Great Henny – a family-friendly gastro-pub serving French-influenced menus in stylish surroundings.

To spend time browsing shops, boutiques and upmarket eateries, you should head to the nearby towns of Sudbury and Colchester, where you'll find plenty on offer. Alongside its leisure centre, attractive park and river walks, Sudbury hosts an array of high street brands, independent shops and popular restaurants within its historic streets and period architecture. The town has also retained much of its heritage, with Gainsborough's House, Tudor Salter's Hall and the St Peter's venue standing out as places of interest.

Meanwhile, 9 miles away in bustling Colchester, you'll find a rich tapestry of household brands, independent boutiques and the impressive upmarket Fenwick department store within its town centre and out-of-town retail parks – as well as eateries to suit every taste – from well-known franchises to exotic family restaurants and fine dining in historic surroundings. The town also hosts plenty of leisure options for all interests, from the Charter Hall venue and Leisure Centre, to the Castle Park, The Mercury Theatre, Odeon and Curzon cinemas, Firstsite Gallery, Colchester football stadium and the famous Roman remains.

With Great Cornard Country Park nearby, Dedham Vale Area of Outstanding Natural Beauty just a short drive away and a network of attractive villages, pubs and historic market towns throughout the region – residents of Tenter Field will always have places to visit and enjoy within easy reach of home.





Tenter Field, Colne Road, Bures, Essex CO8 5FD

Bures enjoys a serene countryside location on the River Stour, straddling the Essex-Suffolk border and surrounded by lush pastures, ancient farmland and picturesque settlements. Situated within a network of country roads, the nearest thoroughfares and main arteries through the region are never far away, enabling easy journeys, wherever your destination may be.

The B1058, passing through Bures, is the quickest and easiest highway to both Sudbury and Colchester. Heading north, this uncongested route will get you to the centre of Sudbury in under 15 minutes, while southbound the road crosses over the A12 and enables you to reach Colchester High Street in around 20 minutes. From Sudbury, the A134 connects you with historic Bury St Edmunds and the A14, opening up journeys onwards to Newmarket, Thetford Forest, Cambridge and the Midlands. Heading east out of Bures, you will find an easy journey into Ipswich via the A134 and A1071. The A131, around 4 miles to the west, is the quickest route to the bustling town of Braintree where it connects with the A120 – offering the fastest journey to Stansted Airport – which you can reach in 45 minutes – and the M11, which takes you directly to the M25 and into north London.

With the A12 also just 8 miles to the south, you can reach Chelmsford in 35 minutes, or continue past Brentwood and Romford to reach Stratford in around 80 minutes. In the other direction, the A12 connects you with onward routes to north-east Essex's beautiful 'sunshine coast', or Suffolk's picturesque towns and stunning coastline.

Bures train station enjoys hourly services on the Sudbury branch line, connecting you to the London-Norwich main line at Marks Tey station, around 8 miles away. From there, on the average weekday 85 trains go to London Liverpool Street, with a journey time of under an hour – or you can reach Colchester in under 10 minutes, with services continuing onward to Ipswich, Norwich, Harwich or Clacton. Regular bus services also run to Sudbury and Colchester from Bures village centre.



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