



PILGRIMS RETREAT

Great Horkesley | Essex



Chapman Sticks

PILGRIMS RETREAT, ST. JOHNS CRESCENT, GREAT HORKESLEY, COLCHESTER, CO6 4ES

Nayland - 4 miles
Colchester - 6 miles
Sudbury - 12 miles

- Reception hall • Sitting room • Snug •
- Open plan kitchen / dining room • Four bedrooms •
- Two bathrooms (one en-suite) • Gardens • Off road parking •

The Property

Discreetly positioned at the end of a private drive and set centrally within its plot, Pilgrims Retreat is a unique single storey property which was originally built in 1837 as two cottages, and has since become one, with later extensions added to each side.

Approached via a gravel drive, the front door opens into an inviting reception hall which leads to the stylish contemporary accommodation.

The sitting room is a light and airy room with an attractive red brick fireplace, inset wood burner, and French doors leading to an outside terrace. Adjacent is Bedroom One which was originally the garage for Pilgrims Retreat but has now been converted into a stunning bedroom with a vaulted ceiling, walk in wardrobe, and en-suite shower room.

To the other side of the hall lies the rest of the beautifully presented accommodation with an open plan kitchen / dining room – a social space for family and friends to enjoy with an impressive roof lantern and comprehensively fitted kitchen with modern base and eye level units combined with solid wood worktops and integrated appliances to include - double Hotpoint oven with induction hob, dishwasher, washing machine, tumble dryer, fridge/freezer and wine fridge. Further accommodation comprises a snug with French doors to the landscaped garden, three more bedrooms, and a bathroom.

Outside the landscaped garden spans the rear and side of the property with a useful outbuilding with electricity connected. The gardens have various areas and terraces to enjoy the sun at different times of day, and also includes a raised area of Astro turf. To the front there is a large gravel drive providing ample off road parking.

A WELL-APPOINTED DETACHED BUNGALOW DISCREETLY POSITIONED WITH EXCELLENT COMMUTER LINKS



Agent's Note

There is a pedestrian right of way across the driveway belonging to the Church.

Location

Great Horkesley is a desirable village set just a few miles north of Colchester on the A134 Essex / Suffolk border and has excellent commuter links. The village also benefits from a post office / village store, farm shop, two traditional pubs as well as the Bishop William Ward Church of England Primary School.

Services

Oil fired central heating. Mains electricity, water and drainage connected.

Local Authority and Council Tax Band

Colchester City Council
Band D (2025)

EPC Rating

Current E (41). Potential C (73).



Pilgrims Retreat, St. Johns Crescent, Great Horkesley, Colchester, CO6 4ES

Approximate Floor Area
Main House - 1369 sq. ft / 127.19 sq. m

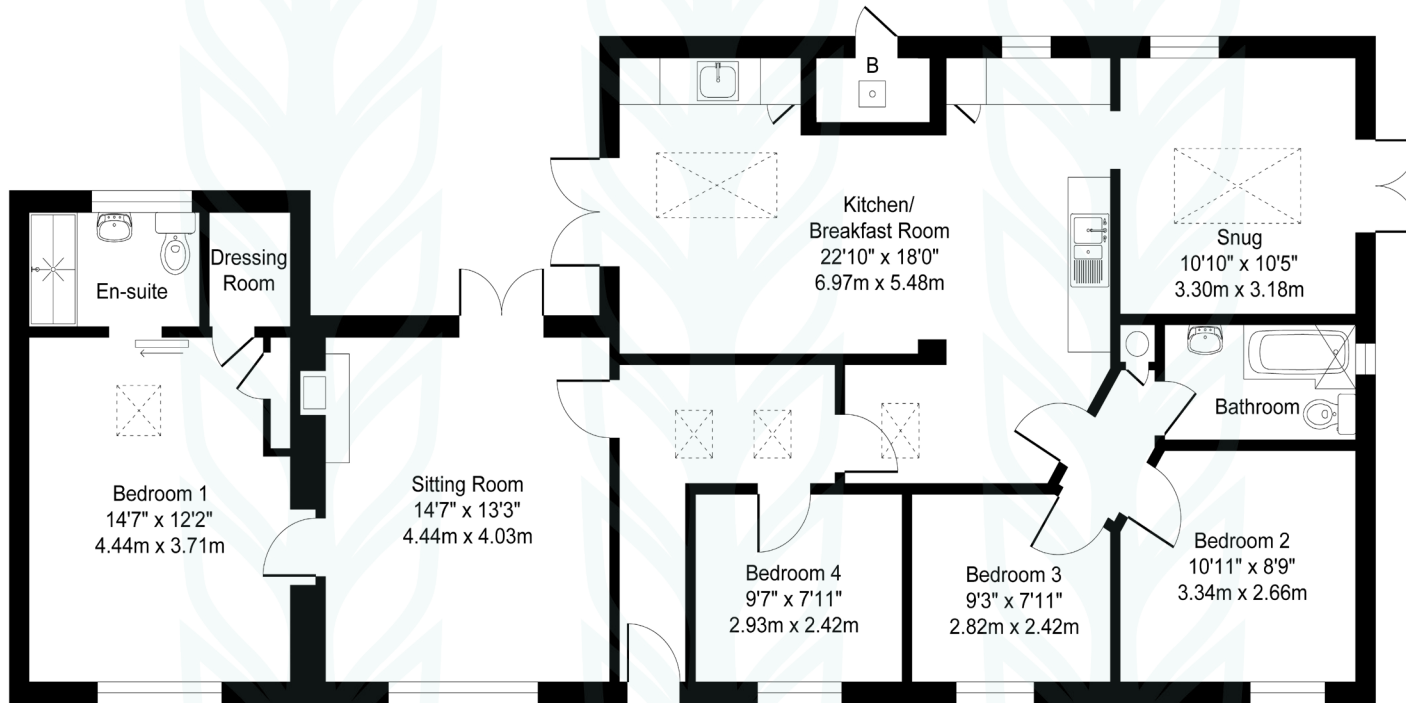


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