



**London Road, Great Horkesley, Colchester, CO6 4BS**

**welcome to**

**London Road, Great Horkesley, Colchester**

This substantial detached country residence is situated in the lovely village of Great Horkesley, which benefits from local facilities and amenities such as primary school, popular pubs/restaurants, lovely countryside walks and bus service into Colchester. North Station is also around 4 miles drive.



**Early viewing is advised of this stunning detached family home situated on a substantial plot in a popular village location, to the north of Colchester.**

**Ground floor accommodation comprises entrance hall, large living room with feature fireplace and beams, separate dining room, kitchen/breakfast room with bifolding doors onto the garden, utility room, bathroom and conservatory.**

**The first floor offers two bedrooms, one with dressing room and family shower room.**

**Externally there are large beautifully manicured gardens with views over open fields, ample off street parking and double garage incorporating one bedroom annexe.**

#### **Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, tiled floor, radiator, storage cupboard, radiator, upvc double glazed window to front, doors to:

#### **Lounge**

23' 4" max x 13' 10" max ( 7.11m max x 4.22m max )  
Wood flooring, open fireplace with log burner, two radiators, vaulted ceiling with feature beams, upvc double glazed windows to front and rear.

#### **Conservatory**

26' 9" max x 12' 7" max ( 8.15m max x 3.84m max )  
With double doors to Living Room, beams and double glazed windows, two sets of external doors, tiled floor, vaulted ceiling, door to Garage/Annexe.

#### **Dining Room**

11' 4" x 10' 4" ( 3.45m x 3.15m )  
Upvc double glazed window to front, radiator, carpet.

#### **Kitchen / Breakfast Room**

17' 6" max x 14' 8" max ( 5.33m max x 4.47m max )  
Wood framed double glazed window to side. upvc double glazed bi folding doors to side, range of matching base and eye level units, marble counter tops, inset butler sink and drainer unit with mixer tap, integrated oven + microwave + electric hob with extractor over, integrated dishwasher, space for fridge/freezer, tiled floor, radiator, built-in cupboard, central kitchen island, door to

#### **Utility Room**

8' 6" max x 5' 7" max ( 2.59m max x 1.70m max )  
Wooden double glazed window to rear and door to rear, tiled floor, sink and drainer unit, plumbing for washing machine, roll top work surfaces, radiator, built-in cupboard, door to:

#### **Bathroom**

White suite comprising panel enclosed bath with central hot and cold taps + shower attachment, low level w.c. and wash hand basin, part tiled walls, radiator/towel rail, tiled floor, double glazed window to rear.

#### **First Floor Accommodation**

#### **Landing**

Laminate flooring, doors to:

#### **Bedroom One**

14' 7" max x 13' 7" max ( 4.45m max x 4.14m max )  
Wood framed double glazed window to front, radiator, laminate flooring, sloping ceiling.

#### **Bedroom Two**

14' 7" max x 9' 6" max ( 4.45m max x 2.90m max )  
Wood framed double glazed window to front, carpet, radiator, sloping ceiling, leading to:

#### **Dressing Room**

With sloping ceiling, laminate flooring, wood framed double glazed window to rear.

#### **Shower Room**

Shower cubicle, low level w.c., wash hand basin, heated towel rail, tiled floor, part tiled walls, wood framed double glazed window to rear.

#### **ANNEXE ACCOMMODATION**

#### **Hallway**

Tiled floor, door to Shower Room, stairs to first floor, door to Garage.

#### **Shower Room**

Shower cubicle, low level w.c., wash hand basin, heated towel rail, wooden flooring, window to rear.

#### **Bedroom**

Windows to side and front, carpet, storage cupboard, electric heater.

#### **Outside**

The property is situated on an EXTENSIVE PLOT with generous gravel driveway providing off road parking for several cars with mature shrubs and trees.

There is a Double Garage / Annexe with shower room and bedroom.

There is an extensive and beautifully presented rear garden which is mainly laid to lawn with patio areas, mature shrubs and trees, part enclosed by panel fencing and part hedging. There are stunning open views over fields to the rear.

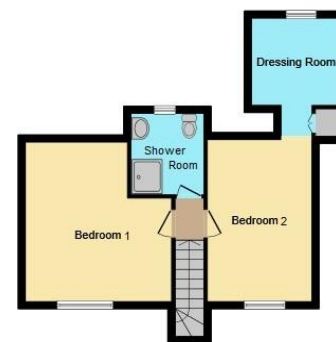


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**Ground Floor**



**First Floor**



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## **London Road, Great Horkesley, Colchester**

- Substantial Detached House
- Spacious Living Accommodation
- Two First Floor Bedrooms
- Double Garage + One Bedroom Annexe
- Stunning Grounds Backing Onto Fields
- Ample Off Road Parking
- Popular Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£900,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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