



**Little Acre**  
**Great Horkesley, Essex**

**DAVID  
BURR**



# Little Acre, London Road, Great Horkesley, Colchester, Essex, CO6 4BZ

Great Horkesley is a village bordered on the north by the river Stour and benefits from a shop, public house, parish church and a primary school. The village enjoys close links with West Bergholt which is about 1½ miles and offers two general stores, a chemist, pubs and a church. Whilst the village is surrounded by open countryside it is only 4 miles from the town of Colchester which provides extensive facilities, commuter rail link to London Liverpool Street station and access to the A12 trunk road which provides access for the east coast and the M25/London

A four bedroom (one en-suite) detached bungalow set in one-acre grounds enjoying an attractive setting on the much sought after London Road, conveniently placed within the highly regarded North Essex village of Great Horkesley. An adaptable, well-presented property offering an accommodation schedule of approximately 2,300sq ft arranged over a single storey with three reception spaces and offering an idyllic aspect across the rear gardens. Offering considerable scope for further adaption and extension (subject to the necessary planning consents). Further benefits to the property include detached garaging, a studio with light, power and water connected and established rear gardens with a total plot size of approximately one acre.

**A four bedroom (one en-suite) detached bungalow enjoying an outstanding village location within Great Horkesley. Providing an accommodation schedule of approximately 2,300sq ft, the property is further enhanced by a detached studio, garaging, ample private parking and a total plot size of approximately one acre.**

Half height-stained glass panel glazed door opening to:

**ENTRANCE HALL: 6' 5" x 5' 10"** (1.98m x 1.80m) With skirting and glass panel door opening to:

**INNER HALL: 21' 3" x 6' 8" (2' 11")** (6.50m x 2.05m (narrowing to 0.90m)) With hatch to loft, door to linen store housing water cylinder with useful fitted shelving. Further door to:

**SITTING ROOM: 23' 3" x 12' 11"** (7.11m x 3.95m) With UPVC framed casement window range to side, wood burning stove set within a fireplace with stone hearth, wooden surround, and mantle over. Open fronted fitted corner units, opening to:

**DINING ROOM: 13' 1" x 8' 0"** (3.99m x 2.45m) Enjoying a direct, open link with the sitting room with casement window to side and glass panel double doors to:

**GARDEN ROOM: 23' 4" x 16' 0" (12' 9")** (7.12m x 4.89m (narrowing to 3.89m)) Set on a brick base with a glazed surround on three sides, set beneath a pitched roofline with double doors opening to the rear terrace and gardens. Panel glazed door to:

**ANTE ROOM: 11' 3" x 9' 5"** (3.45m x 2.88m) Connecting the sitting room, garden room and kitchen/breakfast room and offering potential as an office/study. Glass panel door to:

**AGA KITCHEN/BREAKFAST ROOM: 23' 9" x 13' 11"** (7.26m x 4.26m) Fitted with an extensive range of matching base and wall units with preparation surfaces over. Stainless steel single sink unit with

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vegetable drainer to side, mixer tap above and window range affording views across the gardens. The focal point of the kitchen is a three door oil fired AGA with further appliances including an oven, four ring hob, extraction above and space for an American style fridge/freezer. Tiled flooring throughout, useful storage recess and glass panel door to:

**UTILITY ROOM: 11' 3" x 6' 4"** (3.44m x 1.95m) Fitted with a matching range of base units with preparation surfaces over and tiling above. Stainless steel single sink unit. Space and plumbing for washing machine and dryer and also housing oil fired boiler. Panel glazed door to outside.

**PANTRY: 6' 5" x 3' 6"** (1.98m x 1.09m) With a range of fitted units and crittall window to side.

**CLOAKROOM: 4' 7" x 3' 2"** (1.42m x 0.98m) Fitted with ceramic WC, wash hand basin and casement window to side.

**BEDROOM 1: 16' 3" x 12' 8"** (4.96m x 3.88m) Affording a dual aspect with UPVC framed casement window range to front, sliding panel glazed patio door to rear and part mirror fronted fitted wardrobe units. Range of further fitted wardrobe units across a single wall and door to:

**EN-SUITE BATHROOM: 9' 1" x 6' 1"** (2.78m x 1.87m) Fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment. Half height tiling, wall mounted heated towel radiator and window to front.

**BEDROOM 2: 16' 0" x 10' 0"** (4.88m x 3.06m) With casement window range to front and fitted wardrobe.

**BEDROOM 3: 15' 0" x 11' 11"** (4.58m x 3.64m) A versatile room offering excellent potential as an office/study, if so required, although providing ample space for use as a substantial double bedroom. Affording

a dual aspect with UPVC double framed double glazed casement window range to front and side, floor to ceiling fitted wardrobe units.

**BEDROOM 4: 11' 10" x 7' 4"** (3.62m x 2.26m) With casement window to front.

**SHOWER ROOM: 7' 10" x 6' 11"** (2.39m x 2.11m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled walk-in shower with both mounted and handheld shower attachment. Casement window range to front.

## Outside

The property is approached via a gated access with shingle driveway and parking for in excess of five vehicles.

The property is enhanced by a range of outbuildings including a:

**GARAGE: 21' 0" x 17' 8"** (6.42m x 5.39m) With electric up and over door to front, light and power connected and personnel door to side.

**STUDIO: 32' 0" x 15' 7"** (9.77m x 4.77m) A substantial studio with light, power and window range to side. Stainless steel single sink unit and ideally suited as an art studio, music room or work from home office space.

The established gardens are set to the rear with a central expanse of lawn bordered by fence and hedge line with pond, both fledgling and mature trees providing a private, tranquil setting on one of the villages most sought after roads.

**TENURE:** Freehold

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**SERVICES:** Mains water, private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///apple.recently.alongside

**LOCAL AUTHORITY:** Colchester City Council, Town Hall, High Street, Colchester, CO3 3WG (01206 262222) **BAND:** G.

**BROADBAND:** Up to 13 Mbps (Source Ofcom).

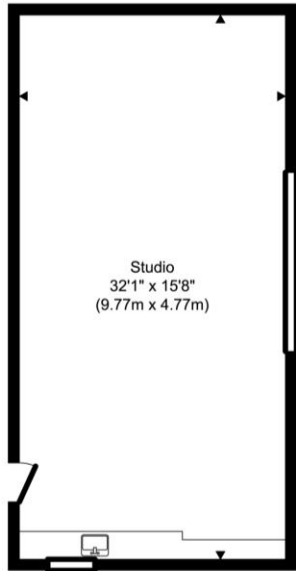
**MOBILE COVERAGE:** EE & O2 (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

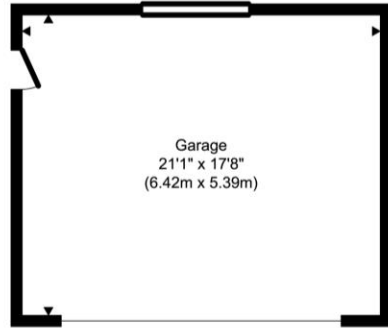
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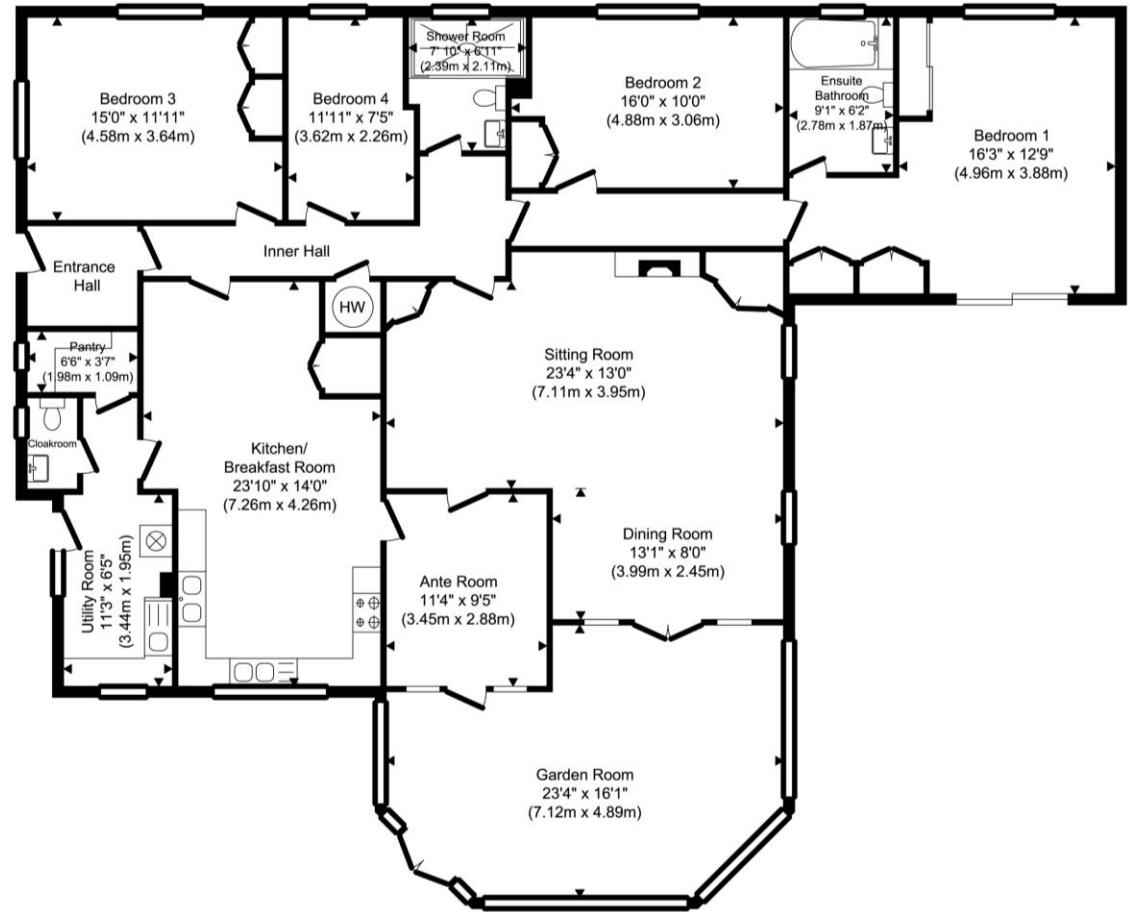
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Studio  
32'1" x 15'8"  
(9.77m x 4.77m)



Garage  
21'1" x 17'8"  
(6.42m x 5.39m)



Ground Floor  
Approximate Floor Area  
2307.56 sq. ft.  
(214.38 sq. m)

Outbuilding  
Approximate Floor Area  
873.92 sq. ft.  
(81.19 sq. m)

TOTAL APPROX. FLOOR AREA 3181.48 SQ.FT. (295.57 SQ.M.)

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