



Lindens
Great Horkesley, Essex

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Lindens, The Causeway, Great Horkesley, Colchester, Essex, CO6 4AA

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 detached individual property enjoying a central village location within the well-regarded parish of Great Horkesley. Situated within walking distance of Great Horkesley village stores and post office, The Wine Centre and the Yew Tree public house whilst providing convenient access to the village primary school, A134, A12 and Colchester North Station with its direct link to London Liverpool Street. Weighted in favour of ground-floor accommodation extending to 1,935 sq ft and offering notable features including UPVC double-glazed windows, a vaulted kitchen/breakfast room, three ground-floor reception rooms and four double bedrooms. Ideally suited for those looking to take advantage of the excellent road and rail links or as a family home with convenient access to a wealth of high-performing state and independent schooling with further benefits including garaging, ample private parking for approximately four vehicles and established, well-screened rear gardens.

A four-bedroom detached individual property offering three reception rooms, a vaulted kitchen/breakfast room and further benefits including garaging, private off-street parking for four vehicles and established, well-screened rear gardens.

UPVC-clad security door with obscured-glazed panels, opening to:

ENTRANCE PORCH: With vertical glazed panel to front and door with glazed panels opening to:

ENTRANCE HALL: With staircase off and panelled door to:

SITTING ROOM: With casement window to side, brick fireplace with tiled hearth, dado rail and opening to:

DINING ROOM: With casement window to side and double doors opening to:

GARDEN ROOM: Set beneath a pitched roofline on a brick base with a glazed surround on three sides affording views across the established, well-screened gardens and French doors opening to the rear terrace.

KITCHEN/BREAKFAST ROOM: Fitted with a matching range of wooden-fronted base units and part glass-fronted wall units with granite-effect preparation surfaces and tiling above. Stainless-steel single sink unit with vegetable drainer to side, mixer tap above and casement window range to rear affording views across the gardens. The kitchen is further enhanced by a central island with an extensive range of further base-level storage, granite-effect preparation surfaces over and electricity points. Fitted appliances include a three-door Rangemaster oven with Rangemaster extraction above and Neff dishwasher. Space for fridge/freezer and washing machine/dryer. Set beneath a pitched roofline with LED spotlights, Velux window to side, door to front and further panel-glazed door to rear opening to terrace and gardens beyond.

FAMILY ROOM: Centrally positioned within the property and accessed via both the entrance hall and kitchen with casement window range to front and spotlights to rear.

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BEDROOM 4/STUDY: A versatile room ideally suited as a ground-floor double bedroom and afforded a dual aspect with casement window range to front and rear. Dado rail and door to outside opening to gardens.

SHOWER ROOM: Fully tiled and fitted with ceramic WC, pedestal wash handbasin and bath. Separately screened shower unit with shower attachment and obscured-glass window to rear.

First floor

LANDING: With window to side, hatch to loft, door to linen store housing water cylinder with useful fitted shelving and door to:

BEDROOM 1: With ample space for free-standing wardrobe units, single fitted wardrobe with hanging rail and storage above in addition to casement window range to rear affording views across the gardens and land beyond.

BEDROOM 2: With casement window range to rear.

BEDROOM 3: With casement window to front affording attractive views across adjacent farmland.

CLOAKROOM: Fitted with ceramic WC and wash hand basin with tiling above. Obscured-glass casement window range to front.

Outside

Situated on The Causeway, the property is approached via a tarmac driveway providing space for approximately four vehicles. Direct access is provided to the:

GARAGE: With electric up-and-over door to front, light and power connected and personnel door to rear.

The rear gardens are one of the property's strongest features with a paved terrace immediately adjoining a single expanse of lawn with fence line border and range of both fledgling and mature trees. Enjoying a private aspect and further benefitting from gated side access.

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

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** E

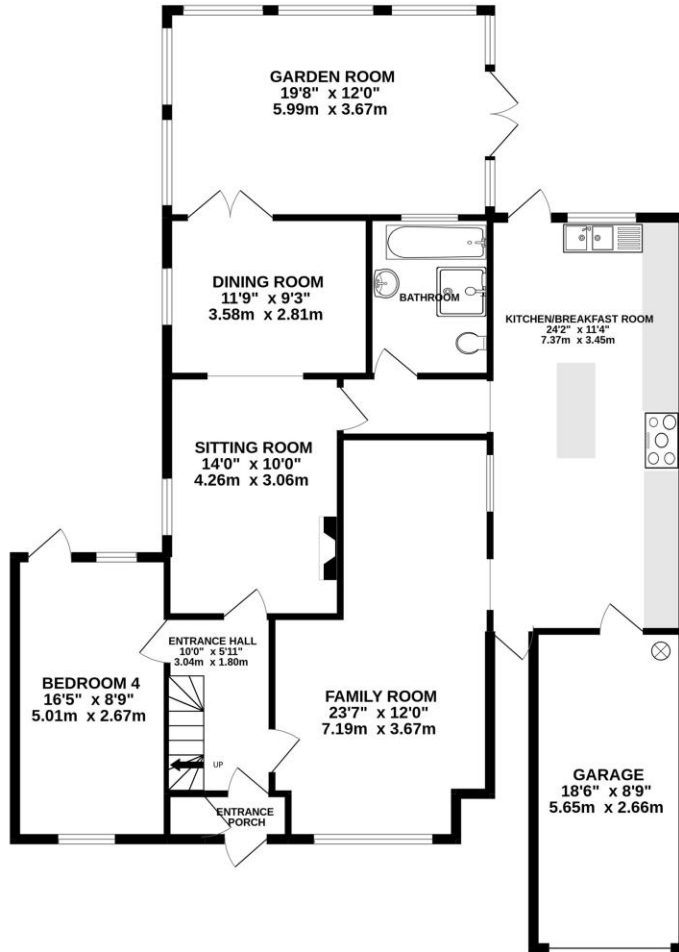
WHAT 3 WORDS: gala.flask.homeward

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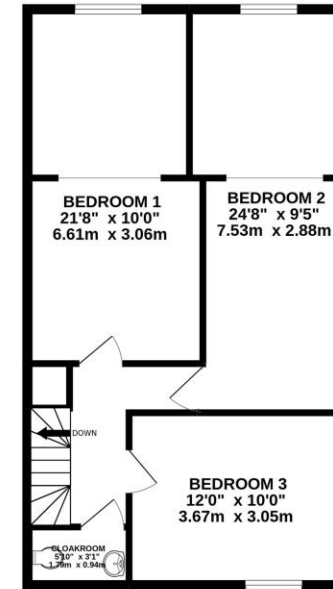
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GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.

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