



Oak House
Great Horkesley, Essex

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Oak House, School Lane, Great Horkesley, Colchester, Essex, CO6 4BN

Oak House is a 3 bedroom (one en-suite) detached Victorian residence of impressive standing, occupying an attractive position nestled within open countryside and located within the highly regarded North Essex village of Great Horkesley.

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.

An elegant Grade II listed early Victorian residence enjoys an enviable position nestled amidst open countryside within the sought-after village of Great Horkesley. The property enjoys well balanced, versatile living accommodation arranged over two floors with three reception rooms at ground floor all enjoying a wealth of charm and character throughout including open cast iron Victorian fireplaces, intricate cornicing and sash windows throughout. The property is well maintained and is further enhanced by a bespoke Rayburn kitchen/ breakfast room, an oriel bay window to the dining room and parquet flooring all being of particular note. Further benefits include three generously proportioned bedrooms arranged via a linear landing arrangement with complimenting en-suite facilities to the principal bedroom, range of fitted wardrobes and a separate family bathroom. There are ample parking for a range of vehicles and private formal gardens with seating areas, well stocked herbaceous and rose borders all enclosed with mature hedging, there are also a number of fruit trees and vegetable beds. The property also has off-street parking for a range of vehicles. Enjoying Grade II listed status, Victorian properties of this standing and calibre are rare market opportunities.

This detached, Grade II listed Victorian residence benefits from three reception rooms, formal gardens and off-street parking for a range of vehicles.

Solid wood door leading to:

ENTRANCE HALL: With Parquet flooring and fitted solid wood storage unit with base level storage and shelving above. Door to:

DRAWING ROOM: 4.75m x 3.38m (15' 07" x 11' 01") Enjoying a South Westerly dual aspect with sash windows to front and side and fitted with Parquet flooring. This room enjoys a wealth of character and charm throughout with decorative cornicing and an original cast iron Victorian fireplace with brick hearth, solid wood intricately carved surround and mantle over. Part glazed double doors to:

DINING ROOM: 4.75m x 2.74m (15' 07" x 9' 00") With Oriel bay window to rear affording views over the private rear gardens. Parquet flooring and cornicing throughout, this room benefits from a fitted corner storage unit with base level storage and further shelving above. Pine staircase off and door to:

SITTING ROOM: 7.59m x 3.28m (24' 11" x 10' 09") Enjoying a double aspect with sash windows to front and double doors to side affording access to the rear terrace. The focal point of the room is a red brick fireplace with hearth, solid wood surround and mantle over with inset multi-fuel burning stove. Further door to store room.

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KITCHEN/ BREAKFAST ROOM: 3.78m x 3.58m (12' 05" x 11' 09")

The kitchen/breakfast room enjoys contemporary, high-quality fittings throughout with tiled flooring, English oak base and wall units with granite work tops over and a double ceramic butler sink unit with stainless steel mixer tap above. A fitted Rayburn provides heating and water for the property and is situated within a red brick surround with English oak beam over. The room enjoys a South Easterly aspect with sash windows to front and side with integral appliances including a Siemens oven with four ring halogen hob over and extractor fan above, Siemens washing machine and dishwasher. A solid oak breakfast table provides an ideal area for casual dining and a walkway provides further units with larder style storage and door to a useful under stair storage area. Door to outside.

First floor

LANDING: Providing access to all bedrooms and family bathroom with decorative, intricately carved cornicing and sash window to rear providing views over the formal gardens. Hatch to loft.

BEDROOM 1: 8.69m x 5.74m (28' 06" x 18' 10") (into 'L' 5.74m x 3.25m (18' 10" x 10' 08")) Offering potential to be divided into two separate rooms if required this impressive principal suite enjoys a South Easterly aspect with sash windows to front and side, plantation shutter and enjoys elevated views over open farmland beyond. An initial walkway benefits from a range of fitted wardrobes. Door to:

EN-SUITE BATHROOM: 3.25m x 2.01m (10' 08" x 6' 07") With sash window to side, tiled flooring throughout and fitted with W.C, wash hand basin within a fitted base unit with curved corner storage. Walk in floor level double shower with mounted and handheld shower attachments, LED spotlights, plantation shutters and traditionally styled radiator.

BEDROOM 2: 3.61m x 3.35m (11' 10" x 11' 00") With sash window to

front affording far reaching views over open countryside. The room benefits further from cornicing and is fitted with a range of wardrobes with mid-level hanging rail and further storage space above.

BEDROOM 3: 3.84m x 3.35m (12' 07" x 11' 00") With sash window to front affording far reaching views over surrounding farmland.

FAMILY BATHROOM: With sash window to front and tiled flooring throughout, fitted with a W.C, wash hand basin and fully tiled bath with mounted shower attachment.

Outside

The gardens are an attractive feature of the property with the rear terrace being an ideal area for entertaining and dining alfresco. A raised border benefits from a range of plants, shrubs and flowers which provides a link between the terrace and the remaining gardens which have well stocked herbaceous borders and rose beds. The gardens are well established with a mature hedge line border and attractive wisteria among other plants complementing the existing border. The rear of the gardens have a number of raised vegetable beds, fruit trees and a range of shrubs and roses.

An area of off-street parking is situated to the front of the property this has been mono blocked, providing parking for a range of vehicles. A five-bar gate provides further privacy affording access onto School Lane.

TENURE: Freehold

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

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

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WHAT3WORDS: hurricane.snuggled.petal

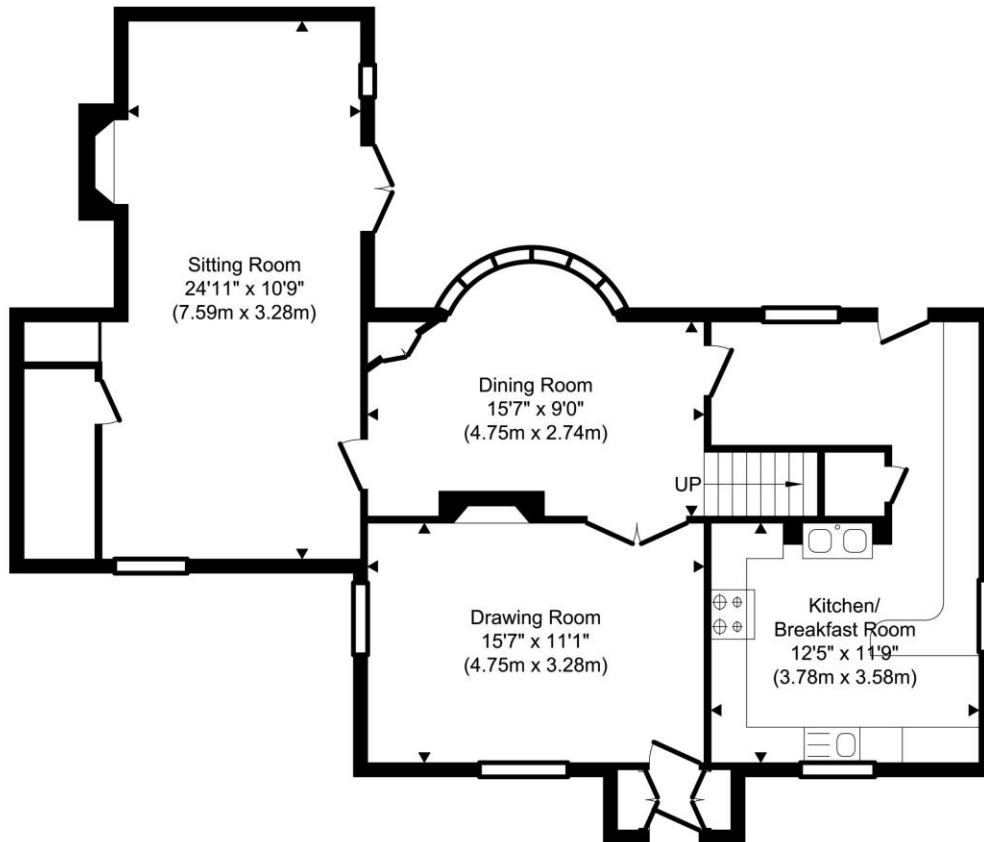
LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Rd, Essex, Colchester, Essex CO3 3WG (01206 282222) **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor
Approximate Floor Area
865.09 sq. ft.
(80.37 sq. m)



First Floor
Approximate Floor Area
824.51 sq. ft.
(76.60 sq. m)

TOTAL APPROX. FLOOR AREA 1689.61 SQ.FT. (156.97 SQ.M.)

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