



Grove Cottage
Great Horkesley, Essex

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Grove Cottage, Nayland Road, Great Horkesley, Colchester, Essex, CO6 4AG

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.

Set behind electric gates and enjoying a beautifully appointed position, amongst grounds of approximately 2 acres is a four bedroom (one en-suite) detached Grade II listed period residence located within the highly regarded and accessible North Essex village of Great Horkesley. The property is of principally timber framed construction, set behind rendered elevations and beneath a pitched clay tile roofline. Grove Cottage offers considerable aesthetic appeal having benefitted from programmes of extension across both the circa 15th century and late 20th century. The accommodation schedule is arranged via three distinctive ground floor reception rooms, adorned with an array of characterful period features throughout including an array of exposed timberwork, inglenook fireplaces, doors complete with Suffolk latches and closed casement leaded light windows. Ideally suited as a family home and offering considerable scope for further extension and enhancement (subject to the necessary planning and listed consents). Grove Cottage presents a rare opportunity to acquire an exceptionally set period home with complementary grounds, tennis court and swimming pool. Further benefits include a detached double garage, ample private parking, a home office and established, yet well screened grounds abutting open farmland with established borders and considerable privacy.

A four bedroom (one en-suite) detached Grade II listed period residence arranged via three ground floor reception rooms, adorned with period features and set within grounds of approximately 2 acres. Further benefits include a detached double garage, home office, heated swimming pool and tennis court.

Entrance via: Heavy timber door opening to:

ENTRANCE HALL: (2.99m x 1.84m) Affording a dual aspect with timber framed, leaded light casement window range to front and side, stripped timber flooring and door to understairs storage recess. Staircase off and door with Suffolk latch to:

SITTING ROOM: (4.40m x 3.72m) Affording a dual aspect with timber framed, leaded light casement window range to front and rear, taking full advantage of the set back position with aspects across the front lawns, southwest facing rear terrace and gardens. Enhanced by an array of period features including exposed timbers and studwork. The focal point is the room

is a central fireplace with recessed woodburning stove and brick archway adjacent, opening to a recessed storage area. Door with Suffolk latch to:

FAMILY ROOM: (6.68m x 4.23m) Formerly part of a late 20th century two storey extension, enjoying a dual aspect with leaded light casement window range to side and rear, affording a south westerly aspect with views across the garden, swimming pool and tennis court. Half-height panel glazed door to opening to the rear terrace. Door with Suffolk latch opening to:

STUDY: (4.18m x 2.16m) With timber framed, leaded light casement window range to front.

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DINING ROOM: (5.82m x 4.43m) A particularly versatile room currently being utilised as an additional sitting room, although offering ideal potential as a dining room set immediately off the kitchen. Timber framed, leaded light casement window range to front and side, strip wood effect flooring and fireplace with brick hearth, inset grille, mantel over and recessed shelving.

KITCHEN: (4.28m x 4.03m) Fitted with a matching range of base and wall units with granite preparation surfaces over with upstands above. Ceramic butler sink with mixer tap with hot and cold tap above and separate unfiltered water tap. A two door Rangemaster oven is set within a brick recess with four ring hob, plate warmer and tiled recess. A granite top central island provides a further range of base-level storage with the kitchen further enhanced by a glass fronted fitted wall unit, terracotta tiled flooring throughout and a range of LED strip lights. A timber framed leaded light window to the side and oak framed opening to:

BREAKFAST ROOM: (4.84m x 2.72m) Set upon a brick base with a glazed surround on two sides and set beneath a pitched roofline with tiled flooring throughout and enjoying an ideal south westerly aspect across the terrace, gardens and swimming pool. Panel glazed double doors open to the rear terrace.

UTILITY ROOM: (2.26m x 1.81m) Fitted with a range of wall units and further providing space and plumbing for a washing machine and tumble dryer. Also housing an oil-fired boiler. Door to:

CLOAKROOM: (1.52m x 1.34m) Fitted with a ceramic WC and Heritage wash hand basin within a fitted base unit.

SIDE HALL (Accessed via Kitchen): Providing a secondary entrance point with door to outside and timber framed, leaded light casement window to side.

First Floor

LANDING: (4.37m x 3.12m) A wonderfully light landing providing a central position with walkways off the main landing area, windows to front and rear aspects, range of exposed wall timbers and hatch to loft.

BEDROOM 1: (4.23m x 3.44m) A principal bedroom suite forming the first floor of the most recent two storey side extension with timber framed, leaded light casement windows to the side and rear affording a south westerly aspect and affording views across the gardens and landscape beyond. A range of fitted wardrobes and door to:

DRESSING ROOM/ BEDROOM 5: (3.60m x 2.97m) With a range of fitted wardrobe units, timber framed leaded light window casement windows to the front.

EN-SUITE BATHROOM: (2.32m x 1.87m) Fitted with a ceramic WC, Heritage pedestal wash hand basin and fully tiled bath with shower attachment. Timber framed leaded light casement window to rear.

BEDROOM 2: (3.53m x 3.36m) With casement window to the front, range of fitted wardrobes and exposed wall timbers.

BEDROOM 3: (4.44m x 2.79m) With leaded light casement window to the front, range of fitted wardrobes with attached hanging rail and exposed wall timbers.

BEDROOM 4: (3.37m x 3.13m) With casement window to side, range of fitted wardrobes.

FAMILY BATHROOM: (2.10m x 1.81m) With Heritage pedestal wash basin, fully tiled bath with mounted shower attachment and leaded light casement window to rear. Door to:

STORE ROOM: With useful fitted shelving.

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CLOAKROOM: (1.72m x 1.00m) Fitted with ceramic WC.

Outside

The property is set behind an electric gate opening to a sweeping shingled driveway interspersed with established trees and hedge line, front borders with a further inset beech hedge and central expanse of lawn. Set immediately to the rear of the parking area is a:

DETACHED DOUBLE GARAGE: (6.13m x 5.90m) with twin hinged doors to front, light and power connected, window to rear and personnel door to side.

The rear gardens are one of the property's most striking attributes with a significant expanse of lawn set beyond the south west facing terrace, ideally suited for entertaining and Alfresco dining.

The grounds are enhanced by a heated **SWIMMING POOL** benefitting from an electric safety cover with **TENNIS COURT** beyond, dog proof fencing, vegetable garden and an orchard. Set within the grounds is a:

HOME OFFICE: (5.22m x 4.71m) of timber frame construction with a stable door to side, light and power connected and Wi-Fi extender connectivity from the host residence.

A log store is conveniently placed immediate to the rear of the garage within a partly walled garden area, tucked away with boundary hedging to side, yew hedge to rear and archway openings to the gardens.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: N/A. The property is a listed building.

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

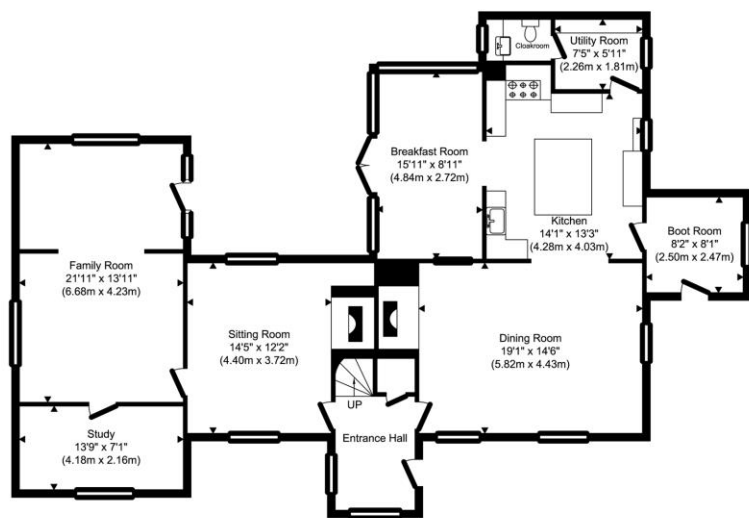
WHAT 3 WORDS: ///sling.form.somewhere

VIEWING: Strictly by prior appointment only through DAVID BURR.

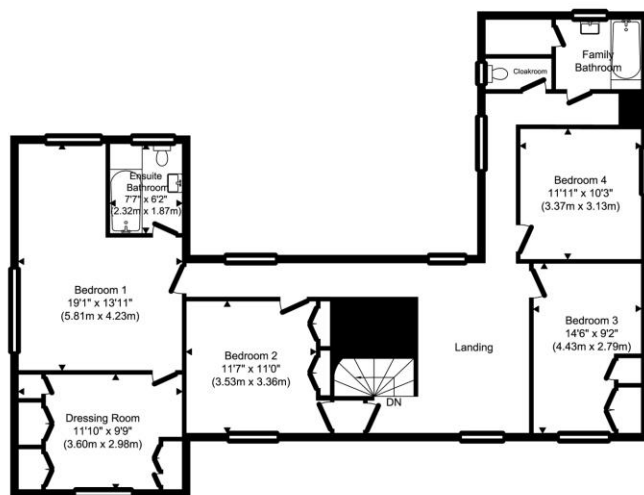
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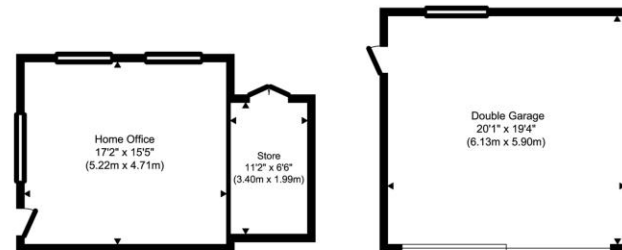
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Ground Floor
Approximate Floor Area
1504.14 sq. ft.
(139.74 sq. m)



First Floor
Approximate Floor Area
1241.07 sq. ft.
(115.30 sq. m)



Outbuildings
Approximate Floor Area
730.33 sq. ft.
(67.85 sq. m)

TOTAL APPROX. FLOOR AREA 3475.55 SQ.FT. (322.89 SQ.M.)

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