



DAVID
BURR

CHESTER HOUSE,
GREAT HORKESLEY, ESSEX



Colchester North Station 3 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Marks Tey station 7 miles. Stansted Airport approximately 45-minute drive.

- A five-bedroom (three en-suite) Neo Georgian detached property.
- Newly constructed and offered with the benefit of a 10 year NHBC new home warranty.
- 5,420 sq ft of total accommodation.
- Air source heat pump technology with underfloor heating throughout the ground floor.
- Arranged via three ground floor reception rooms.
- Aluminium framed bi-folding and french doors.
- Elegant sash windows across all elevations.
- An outstanding kitchen/dining/family room with skylight, quartz surfaces, a kitchen island and range of integrated appliances.
- Bespoke floor to ceiling wine store.
- Principal bedroom suite encompassing an en-suite and walk-in wardrobe.
- High specification family bathroom and en-suite facilities.
- A double garage in addition to ample private parking via a driveway.
- South facing gardens arranged via an expanse of lawn set beyond a rear terrace.

CHESTER HOUSE

Great Horkesley, Essex

A Neo-Georgian five bedroom (three en-suite), newly constructed property offering an accommodation schedule in excess of 5,000 sq ft. Further benefiting from a double garage, private parking and south facing gardens.



SITUATION

Chester House enjoys an outstanding rural aspect whilst retaining convenient links to the range of facilities within the thriving North Essex village of Great Horkesley. Situated on the well-regarded Coach Road, the property enjoys a private, well screened aspect with open farmland adjacent and aspect to rear with privately owned orchard land. Tucked away behind well screened borders, the property is approached by a shared access road with a single neighbouring property and lying in walking distance access of the village primary school, general stores and post office, and the neighbouring village of West Bergholt. Ideally placed for commuting with the A12 trunk road 3 miles distant, Colchester North station 3 miles and Stansted airport approximately a 45-minute drive. Local independent schools include Holmwood House, less than 4 miles distant and Littlegarth Preparatory school 3 miles distant.

DESCRIPTION

A unique, five double bedroom (three en-suite) detached Neo-Georgian contemporary residence set behind a stylish grey brick exterior and beneath a slate tile roof line, privately positioned on the much sought after Coach Road within the thriving North Essex village of Great Horkesley. An imposing, distinctively styled and newly constructed residence of exceptional standing, offering a total accommodation schedule of approximately 5,420 sq ft. Offering an idyllic south facing rear aspect with defined borders and a total plot size of approximately 0.5 acres, meadowland beyond and privately owned orchard distant. Combining a wealth of high specification contemporary features including exposed detailed wall panelling, aluminium framed bi-folding doors, 9 ft ceiling heights, air source heat pump under floor heating technology and beautifully proportioned reception space throughout. A newly constructed distinctive, contemporary residence of impressive proportions, the property is arranged via three ground floor reception rooms, providing considerable versatility and has been further enhanced by the open plan kitchen/dining/family room, which extends to over 1,400 sq ft and offers a dual aspect, providing an exceptional entertaining space with skylight, aluminium framed bi- folding doors, quartz

surfaces, an extensive range of integrated appliances and a separate kitchen island. Presented and maintained to an excellent standard, this grand village residence is further enhanced by a double garage, ample private parking area, established borders and perfectly placed for commuter links via Colchester North Station and the A12 trunk road. The exacting specification and range of detailing throughout is evidenced by the varying styles and finishes that have been installed within the en-suite and family bathroom facilities in addition to a full height, bespoke wine storage room and entertainment room that offers a scope for use as a home media studio. The principal bedroom suite is one of the most distinctive and finely crafted assets with a south east facing rear aspect with a walk in dressing room complete with floor to ceiling fitted wardrobe unit and an outstanding en-suite bathroom with twin wash hand basins, a roll top bath and detailed wall panelling.

POSTCODE: CO6 4AX

IMPORTANT AGENTS NOTE:

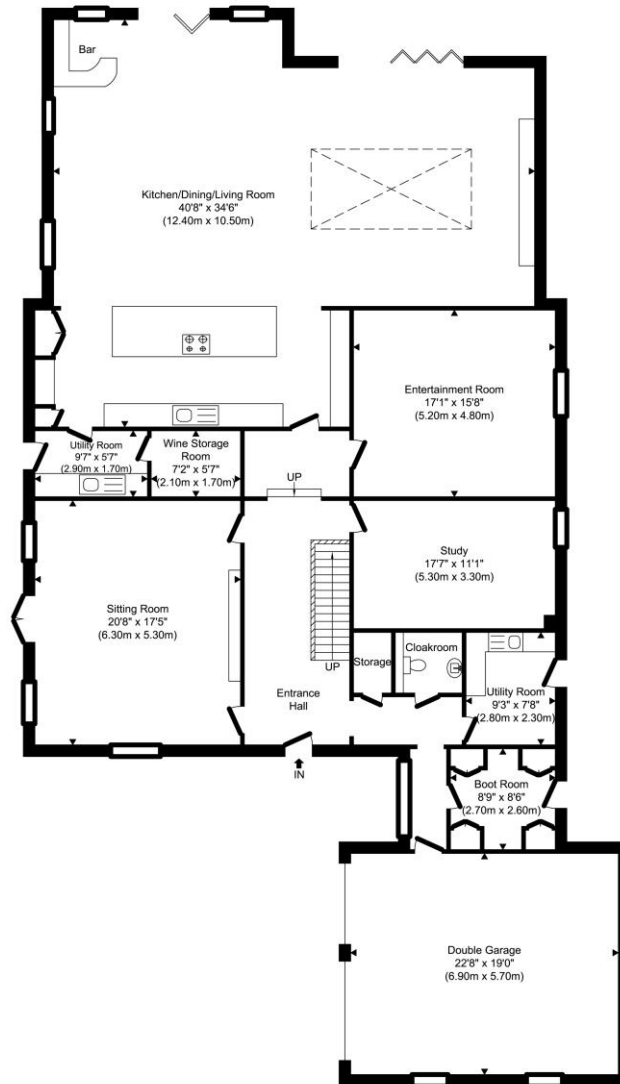
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

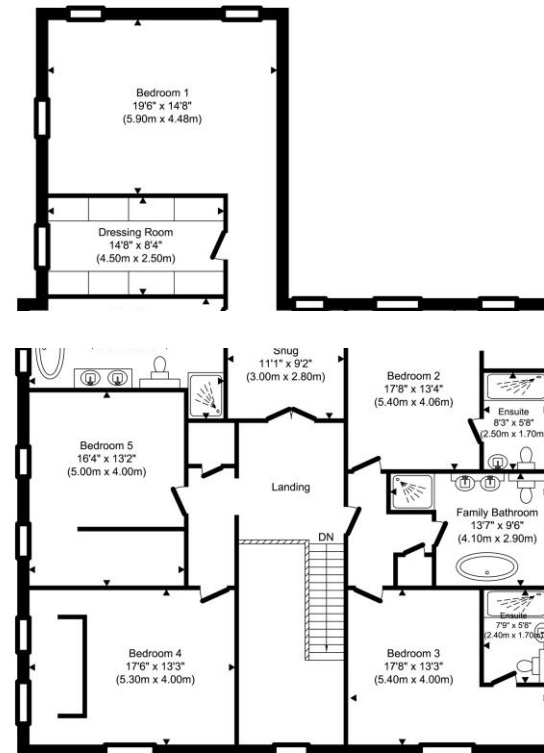
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water, drainage and electricity are connected. Air-source heat pump heating. **NOTE:** None of these services have been tested by the agent.





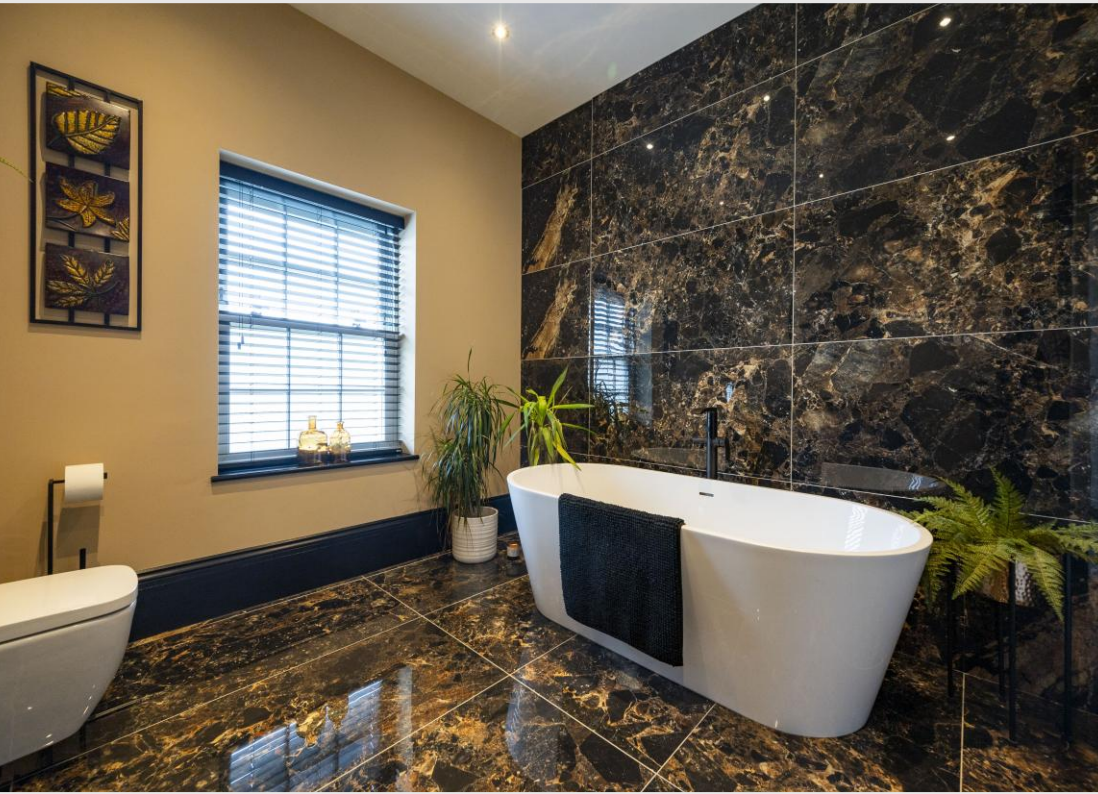
Ground Floor
Approximate Floor Area
3068.03 sq. ft.
(285.03 sq. m)



First Floor
Approximate Floor Area
2356.97 sq. ft.
(218.97 sq. m)

TOTAL APPROX. FLOOR AREA 5420.00 SQ.FT. (504.00 SQ.M.)
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Offices at:

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