



DAVID
BURR

ROOKERY LODGE
Great Horkesley, Essex

Colchester North Station 5 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Littlegarth Independent Preparatory School 2 miles. Stansted Airport approximately 56 minute drive.

- Five generously sized bedrooms, including the principal suite with stylish en-suite bathroom
- A prestigious setting on sought-after Holly Lane, Great Horkesley, one of the villages most sought after positions
- Four spacious reception rooms, ideal for formal and informal living
- Detached six-car garage offering secure parking or development potential (subject to necessary planning approval)
- Attractive kitchen/breakfast room with granite counters and Neff appliances
- Private driveway with extensive parking and turning space
- A bright garden room with french doors opening onto the gardens
- Extensive, beautifully maintained 1.1-acre plot with mature landscaping
- Excellent home office/study for flexible working arrangements
- Easy access to Colchester North Station, the A12, and Dedham Vale AONB

ROOKERY LODGE

Great Horkesley, Essex

Rookery Lodge is a substantial and beautifully positioned five-bedroom detached home set within 1.1 acres of private, mature grounds on the highly prestigious Holly Lane in Great Horkesley, offering nearly 4,000 sq ft of versatile space, four reception rooms and a detached six-car garage.



SITUATION

Situated in the heart of Great Horkesley, Rookery Lodge enjoys an unrivalled location in one of North Essex's most desirable villages. With a rich sense of community, a charming village pub, access to local sports clubs, and close proximity to the historic and vibrant town of Colchester, the picturesque Holly Lane has long been considered the premier address within the area—a peaceful, leafy lane lined with unique, high-quality homes, each individually styled and spaced for maximum privacy. This semi-rural setting is perfectly balanced with convenience, offering swift access to local amenities, reputable schools, and excellent transport links.

For commuters the A12 trunk road is 3 miles distant, Colchester North Station 5 miles and Stansted Airport approximately a 56-minute drive. Local independent schools include Holmwood House, less than 5 miles distant, Little Garth Preparatory School, less than 2 miles distant.

The surrounding countryside is part of the celebrated Dedham Vale Area of Outstanding Natural Beauty, immortalised in the paintings of Constable and Gainsborough, and offering endless opportunities for walking, cycling, and enjoying nature.

DESCRIPTION

Rookery Lodge is an exceptional and beautifully appointed five-bedroom detached residence, enviably positioned within a private, mature plot of 1.1 acres on the prestigious Holly Lane in the highly sought-after North Essex village of Great Horkesley. Dating back to 1959 and having undergone an extensive and sympathetic programme of modernisation and improvement by the current owners during their tenure, this individual home now offers nearly 4,000 sq ft of thoughtfully configured accommodation, combining an adaptable property style with contemporary family living.

Approached via a long private driveway with ample parking for numerous vehicles, the property is discreetly set back from the lane, enjoying a secluded and tranquil

setting surrounded by established trees, wildlife-rich planting, and sweeping lawns. The principal entrance leads into a wide and welcoming reception hall, providing access to four substantial reception rooms include a formal dining room, a bright and airy sitting room with an attractive original fireplace, a family/snug room, and an impressive garden room that opens onto the mature gardens.

At the heart of the home lies a superb kitchen/breakfast room, fitted with a comprehensive range of bespoke cabinetry, polished granite countertops, and a full suite of integrated Neff appliances, including an induction hob, twin ovens, and dishwasher. This space opens naturally into a casual dining area, offering views over the garden and direct access to the gardens. A practical utility room, cloakroom and an independent home office/study complete the ground-floor accommodation, offering excellent versatility for working from home or running a business.

Upstairs, the home continues to impress with five well-proportioned bedrooms, including a high specification en suite with stylish fittings and finishes. The principal bedroom suite is especially notable, with generous floor space, garden views, built-in wardrobes, and a contemporary en-suite bathroom. A family bathroom services the remaining bedrooms, one of which also offers scope to be reconfigured into a studio or additional suite, ideal for teenagers, extended family, or creative use. Externally, the home is equally impressive. The surrounding grounds are a haven of privacy and natural beauty, with wide lawns, well-stocked borders, mature specimen trees, and sheltered seating areas ideal for outdoor dining. A detached six-car garage provides exceptional storage and secure parking, with further potential for a gym, annexe, or workshop (subject to planning). A large external store is also included, and the entire site enjoys a 360-degree open aspect, bathed in natural light and framed by greenery.

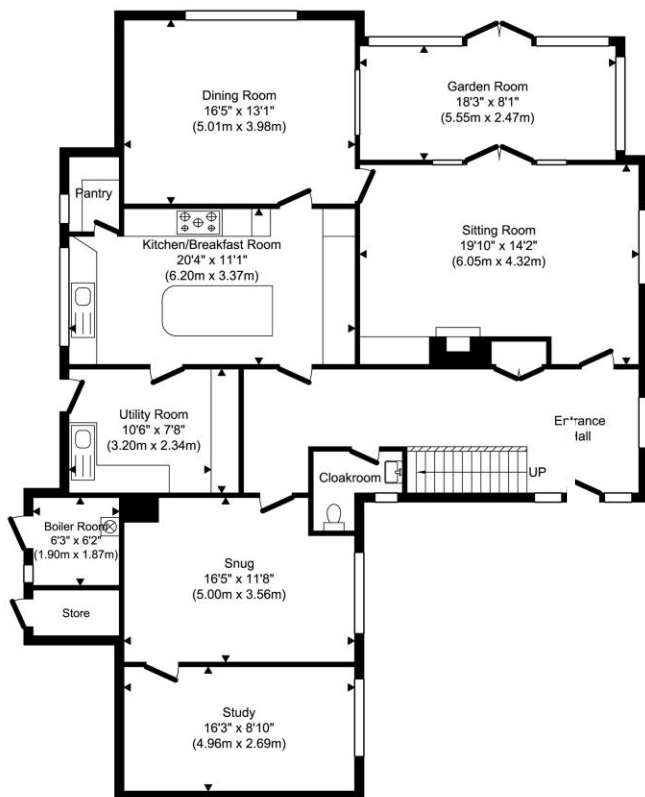
POSTCODE: CO6 4AW

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

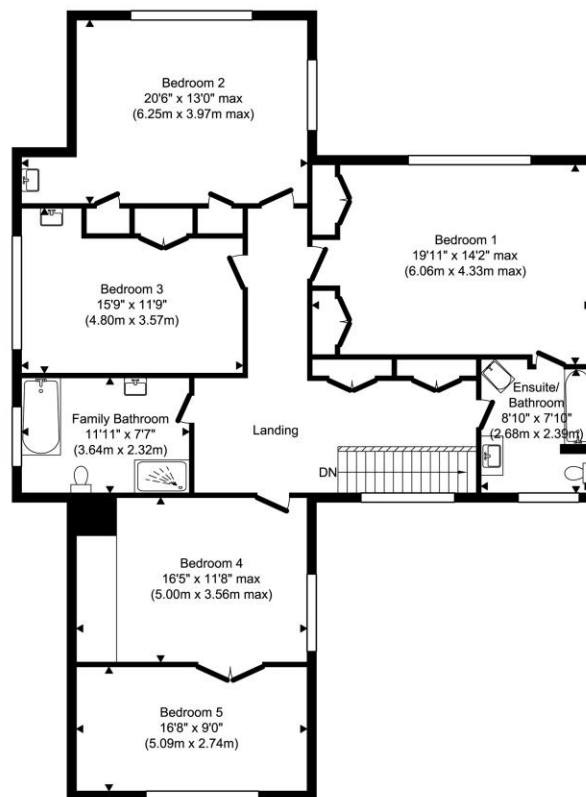
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices
<https://davidburr.co.uk/appointments-guidelines/>

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

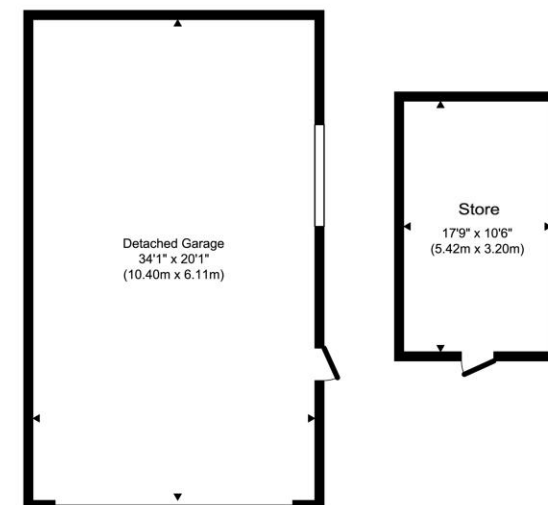




Ground Floor
Approximate Floor Area
1682.83 sq. ft.
(156.34 sq. m)



First Floor
Approximate Floor Area
1461.84 sq. ft.
(135.81 sq. m)



Outbuildings
Approximate Floor Area
870.58 sq. ft.
(80.88 sq. m)

TOTAL APPROX. FLOOR AREA 4015.26 SQ.FT. (373.03 SQ.M.)

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