



DAVID
BURR

39 KEELERS WAY
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.

- Semi-detached with three well-proportioned bedrooms offering ample storage
- Spacious, flexible accommodation arranged over two floors
- Open-plan kitchen/diner with modern fittings and integrated appliances
- Bright lounge with stylish contemporary panelling
- Large conservatory overlooking the south-facing rear garden
- Utility room, cloakroom, and practical lobby space
- Sought-after position in Great Horkesley
- Recently fitted family bathroom and loft access
- Dedicated study, ideal for remote working
- Private, landscaped garden with paved patio and raised planters
- Ample driveway parking for multiple vehicles
- Excellent village location with local amenities, A12 access, and rail links to London

39 KEELERS WAY

Great Horkesley, Essex

This spacious three-bedroom family home in the sought-after village of Great Horkesley offers flexible living with a modern kitchen/diner, conservatory, study, landscaped south-facing garden, and ample parking. Perfectly positioned, it combines a peaceful semi-rural setting with excellent access to Colchester, the A12, and mainline rail links to London.



SITUATION

Great Horkesley is a highly sought-after village that combines a peaceful semi-rural charm with excellent transport links. Just a short drive from Colchester town centre, residents benefit from easy access to the A12 and mainline rail services to London Liverpool Street, making the village an ideal choice for both commuters and families alike. The setting provides the perfect blend of countryside tranquillity with modern-day accessibility.

The village itself offers a welcoming community atmosphere, with amenities including a shop, pub, restaurant, and a well-regarded primary school. For leisure, scenic countryside walks are right on the doorstep, while Colchester's vibrant array of shops, restaurants, schools, and cultural attractions are within easy reach. This desirable balance of rural charm and urban convenience makes Great Horkesley one of the most attractive locations in the region.

DESCRIPTION

This well-presented and deceptively spacious family home enjoys a prime position within the highly desirable village of Great Horkesley. Thoughtfully arranged over two floors, the property offers generous and flexible accommodation ideally suited to modern family life.

On the ground floor, a welcoming entrance hallway leads through to a bright and comfortable lounge with contemporary wood panelling to walls, creating the perfect space for relaxation or entertaining. The heart of the home is the open-plan kitchen/diner, fitted with modern units, integrated appliances, and stylish work surfaces, with patio doors opening onto a large conservatory that overlooks the south-facing rear garden. Additional ground floor benefits include a utility room and cloakroom, a study ideal for working from home, and a practical lobby area offering excellent flow throughout the home.

Upstairs, the property boasts three well-proportioned bedrooms, including a spacious principal room with built-in wardrobes and storage. A recently fitted family bathroom completes the first-floor accommodation, with

access to a loft for further storage. The gardens are a particular feature of the property, having been greatly improved by the current owners with a paved patio, raised planters, and secure fencing to ensure a private feel to the outdoor spaces. With ample parking for multiple vehicles and a welcoming layout, this home perfectly balances comfort, convenience, and lifestyle.

VIEWING: Strictly by prior appointment only through DAVID BURR.

POSTCODE: CO6 4EE

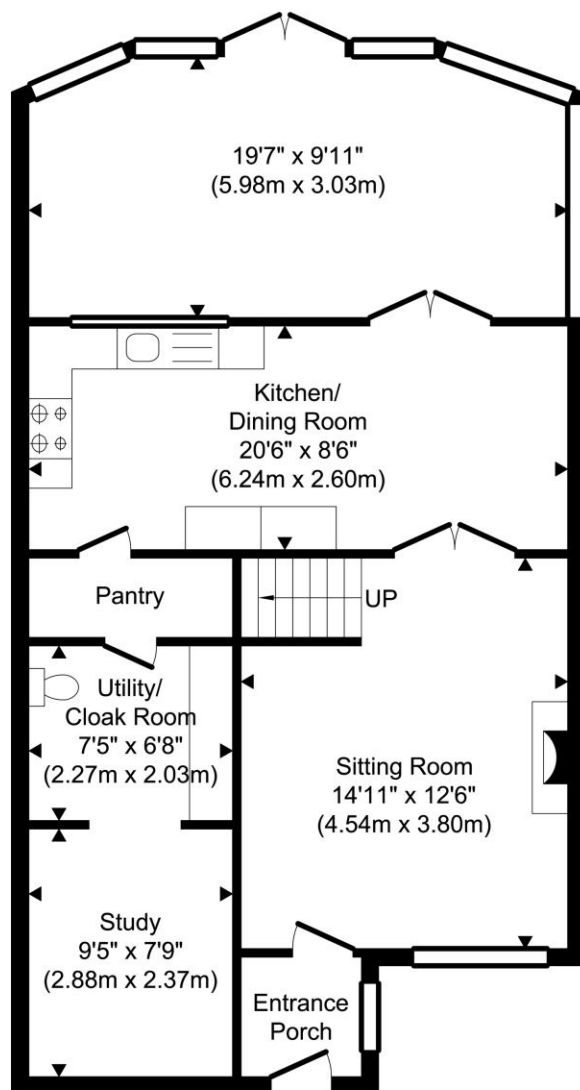
IMPORTANT AGENTS NOTE: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

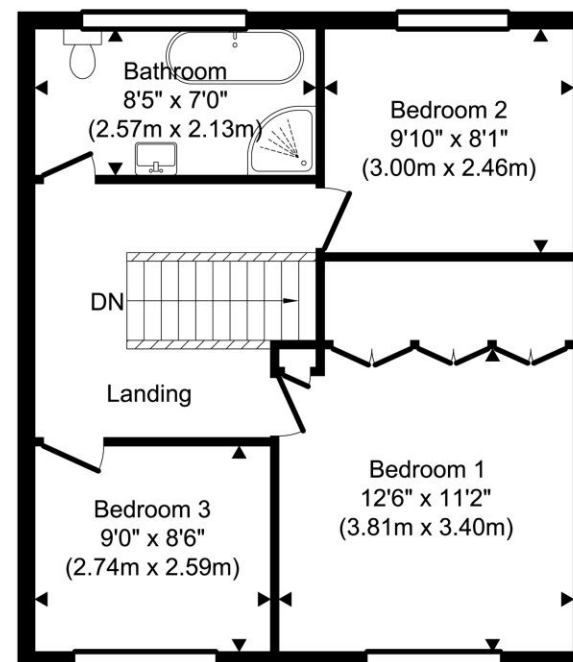
SERVICES: Mains water, drainage and electricity are connected. Oil central heating. **NOTE:** None of these services have been tested by the agent.

EPC: E. A copy of the energy performance certificate is available on request.





Ground Floor
Approximate Floor Area
753.58 sq. ft.
(70.01 sq. m)



First Floor
Approximate Floor Area
488.57 sq. ft.
(45.39 sq. m)

TOTAL APPROX. FLOOR AREA 1242.15 SQ.FT. (115.40 SQ.M.)
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