



**3 bedroom
Barn
Conversion
located in
Great
Horkesley.**

Guide Price
£475,000 - £525,000

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JOHN ALEXANDER
ESTATE AGENTS

The Causeway Great Horkesley Colchester CO6 4EJ

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £525,000

This distinctive, detached three-bedroom bungalow has been expertly transformed from a former commercial space into a stylish and spacious residence, a captivating retreat nestled in the serene landscape of The Causeway in Great Horkesley. It offers an unparalleled blend of rustic charm and modern elegance. Surrounded by nature, it promises a tranquil lifestyle with its beautifully crafted interiors and expansive outdoor space.

STEP INSIDE

The open-plan layout beautifully integrates the main living, dining, and kitchen areas, distinguished by vaulted ceilings and large windows that bathe the space in natural light. The kitchen, centred around a functional island, boasts a full range of modern appliances, customized cabinetry, and ample counter space, offering a seamless flow for family gatherings and entertaining.

A long entrance hallway elegantly guides you to the rest of the living quarters. The principal bedroom, situated at the rear of the property, is a sanctuary of comfort and relaxation, featuring direct access to the garden through bi-fold doors, a walk-in wardrobe, and a generous en-suite bathroom. Bedrooms two and three are both well-sized and awash with light, sharing access to a newly installed main family bathroom, complete with a contemporary suite. This thoughtful design ensures a harmonious blend of style and functionality throughout the home.

Entrance Hallway

Lounge/Diner/Kitchen 9.07m x 4.45m (29' 9" x 14' 7")

Master Bedroom 4.4m x 3.84m (14' 5" x 12' 7")

Walk in Wardrobe 3.07m x 1.32m (10' 1" x 4' 4")

En-Suite 2.87m x 2.62m (9' 5" x 8' 7")

Bedroom Two 3.43m x 3.07m (11' 3" x 10' 1")

Bedroom Three 3.1m x 2.64m (10' 2" x 8' 8")

Velux window, underfloor heating

Bathroom 3.1m x 2.3m (10' 2" x 7' 7")

STEP OUTSIDE

The property features a gated driveway with generous parking for multiple vehicles. The garden, mainly laid to lawn, includes a designated seating area that seamlessly connects to the principal bedroom through bi-fold doors, enhancing the indoor-outdoor living experience. The lawned gardens are private and well-maintained, with an oil tank discreetly positioned. The entire area is fully enclosed, ensuring complete privacy.

THE LOCATION

Situated in the desirable village of Great Horkesley, north of Colchester, this property enjoys a scenic, semi-rural setting near the Suffolk border and Stour Valley. The village provides essential amenities, such as a local store, two pubs, and two churches. Nearby schools include Bishop William Ward School, primary options in surrounding areas, and private institutions like Holmwood House Nursery and Littlegarth. With easy access to Colchester's mainline station for direct London links, plus extensive shopping, dining, and cultural venues, this location is ideal for commuters and families alike.



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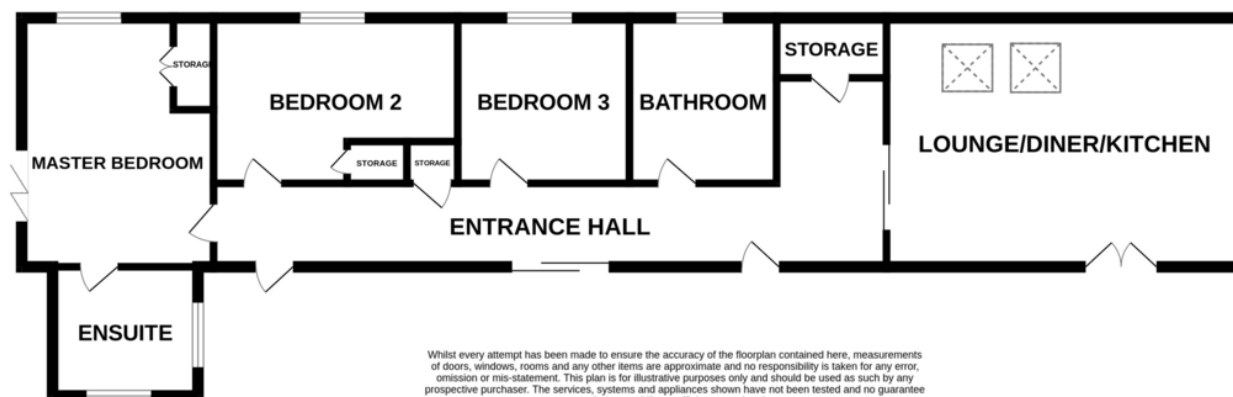


The Causeway, Great Horkesley, Colchester, CO6 4EJ



FLOORPLAN

GROUND FLOOR



DIRECTIONS

CONTACT

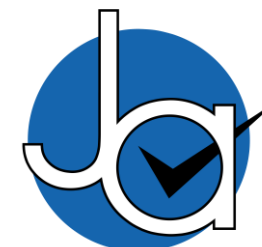
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