



DAVID
BURR

Spartan Close
Great Horkesley, Essex

12 Spartan Close, Great Horkesley, Essex, CO6 4FL

A well presented four-bedroom detached residence, occupying an attractive position on the periphery of a thoughtfully designed development within the highly regarded North Essex parish of Great Horkesley. This well balanced property offers approximately 1,360 sq ft of well balanced and versatile accommodation arranged over two floors, and is further distinguished by its impressive EPC A rating and comprehensive suite of renewable energy enhancements, ensuring energy security and zero carbon living.

The property is approached via a welcoming dual aspect dining hall, currently arranged as a study, featuring UPVC casement windows to both front and side elevations. From here, a ground floor cloakroom and a useful storeroom contains 13.1 kWh (12.75 kWh usable) of battery storage that is both modular and easily expandable. The principal reception space comprises a comfortable sitting room with a front-facing aspect, enjoying views across adjacent farmland and benefiting from a useful understairs storage recess.

To the rear, the property opens into a well-appointed open plan kitchen/dining room, fitted with an extensive range of gloss fronted units beneath granite worktops and complemented by integrated appliances. Double doors provide direct access to the landscaped south facing rear gardens, creating an ideal setting for both everyday living and entertaining.

To the first floor, four well proportioned bedrooms are arranged around a central landing, served by an en-suite shower room and a separate family bathroom. The elevated position of the property affords attractive views across the surrounding landscape. Externally, a gravel driveway provides off-road parking for approximately three vehicles, alongside a detached garage with up and over door, light, and power connected. The rear gardens have been thoughtfully landscaped to offer a high degree of privacy, incorporating a paved terrace, lawned areas, and carefully considered planting.

The property is particularly noteworthy for its future-proof renewable energy features, providing year-round energy self-sufficiency enabling savings of approximately £1,200. This includes a Daikin 4kW air source heat pump, 21 solar panels (8.085 kWp) with individual monitoring across multiple aspects, a 6kW hybrid inverter, battery storage system, 7kW electric vehicle charging point, and a hot water solar diverter. Further enhancements include structured networking throughout key areas of the home, CCTV, and an uninterruptible power supply ensuring continued lighting, power and internet connectivity, supported by high speed broadband of up to 900 Mbps from both Openreach & Gigaclear.

EPC A rated, energy-efficient modern home

Landscaped south facing rear garden with high degree of privacy

Four well proportioned bedrooms

Detached garage with power and light

Detached residence in a desirable edge of development position

Off-road parking for approximately three vehicles

Approximately 1,360 sq ft of versatile accommodation

Comprehensive renewable energy system including solar panels and air source heat pump

Open-plan kitchen/dining room with granite worktops and integrated appliances

Battery storage system and EV charging point

Sitting room with farmland views

High-speed broadband (up to 900 Mbps)

Dual-aspect entrance hall/study



Great Horkesley is a highly sought-after village on the northern fringes of Colchester, offering a blend of rural charm and modern convenience.

The property is ideally positioned within easy reach of a range of local amenities, including a nearby park, a well-regarded nursery, and Bishop William Ward Primary School, all within a short walk. Trinity School is also easily accessible by car or bicycle, making the location particularly appealing for families.

For commuters, Colchester North railway station lies approximately 10 minutes by car, providing direct and regular services to London Liverpool Street. Additional conveniences include a local Co-op store at Chesterwell, along with regular bus services from Malvern Way and Coach Road.

The surrounding countryside offers excellent opportunities for walking and outdoor pursuits, while Colchester city centre provides a comprehensive range of shopping, dining, and leisure facilities, further enhancing the appeal of this well-connected yet peaceful setting.



TENURE: Freehold

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

EPC RATING: A

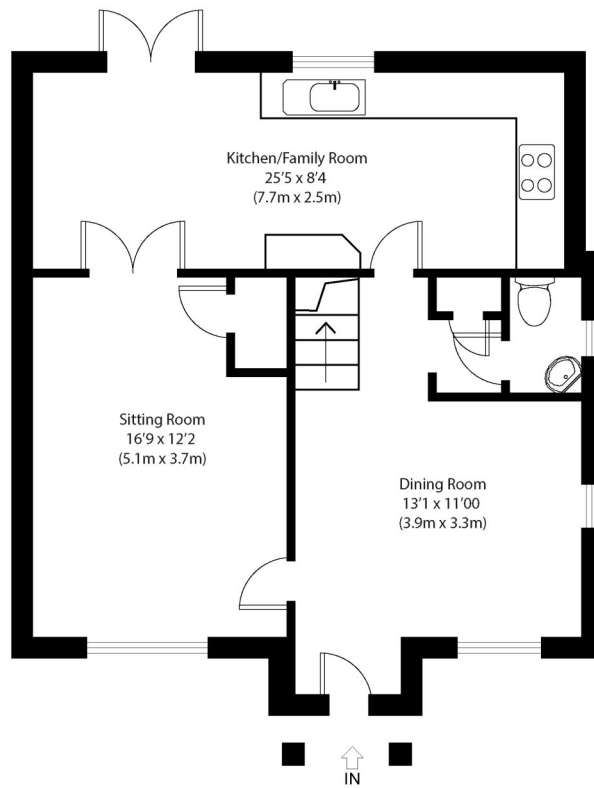
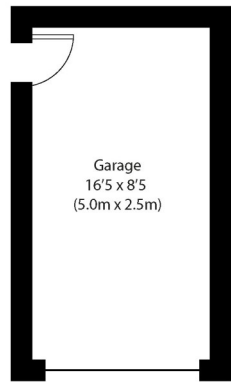
WHAT3WORDS: usual.anyone.limelight

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

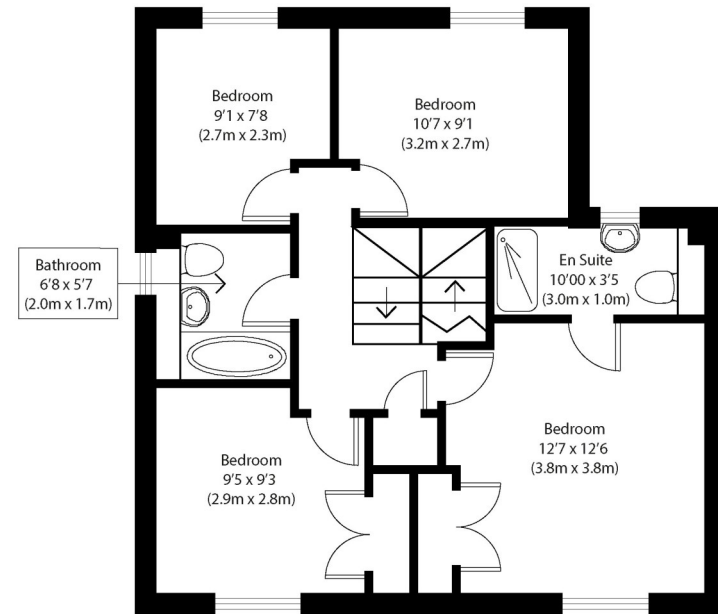
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor



Approximate Gross Internal Area
Main House 1220 sq ft (113 sq m)
Garage 140 sq ft (13 sq m)
Total 1360 sq ft (126 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





