



The Causeway, Great Horkesley

Highwaymans is a beautifully presented village home set within a generous plot in the heart of Great Horkesley. Offering stylish interiors, a stunning kitchen and bathroom, a bright conservatory, extensive parking and versatile outbuildings including a garden office and summerhouse, the property also enjoys open countryside views and a wonderful semi-rural feel.

Guide price £450,000

The Causeway

Great Horkesley, Colchester, CO6



- Chain Free
- Impressive bathroom with freestanding bath and walk-in shower
- Garden office and summerhouse offering excellent versatility
- Guide Price £450,000 - £475,000
- Generous rear garden with patio and mature planting
- Bright vaulted conservatory opening onto the garden
- Extensive driveway with EV Charging and open countryside views
- Stunning fitted kitchen with shaker units and herringbone detailing
- Character sitting room with attractive feature fireplace
- Beautifully presented three-bedroom village home

The Property

The home combines character charm with modern styling throughout. The sitting room is warm and inviting, centred around an attractive period-style fireplace which creates a striking focal point. The proportions are generous, offering comfortable everyday living as well as space for entertaining.

The kitchen is a standout feature, fitted with shaker-style cabinetry, solid wood worktops and elegant herringbone tiled splashbacks. The herringbone flooring adds texture and warmth, while the layout allows space for informal dining, making it a true heart-of-the-home setting.

To the rear, the conservatory provides an exceptional additional reception space. With its vaulted ceiling, expansive glazing and doors opening onto the patio, it offers seamless connection between indoors and out and enjoys lovely views across the garden.

The bathroom is particularly impressive - beautifully designed with patterned floor tiles, feature blue herringbone wall tiling, a freestanding bath and a separate walk-in shower, creating a boutique hotel-style finish.

Upstairs, three well-proportioned bedrooms offer bright and comfortable accommodation and enjoy open outlooks across the surrounding countryside.

The Outside

The rear garden is a fantastic size and a true highlight of the home. A generous paved patio leads onto a substantial lawned area, framed by established planting and mature trees which provide privacy and structure.

A pergola walkway adds character and leads through the garden, while the summerhouse and garden office provide superb flexibility for home working, hobbies or leisure use.

The frontage offers extensive driveway parking for multiple vehicles and is neatly enclosed by hedging, giving both practicality and privacy.

The Area

Situated along The Causeway in Great Horkesley (CO6 4AA), this is one of the most desirable villages on the outskirts of Colchester. The village is well regarded for its strong community feel, access to local amenities and schooling, and convenient road links to Colchester town centre and the A12.

Surrounded by open countryside, the property enjoys a peaceful semi-rural atmosphere while remaining exceptionally well connected - an increasingly rare combination.

Further Information

Tenure - Freehold

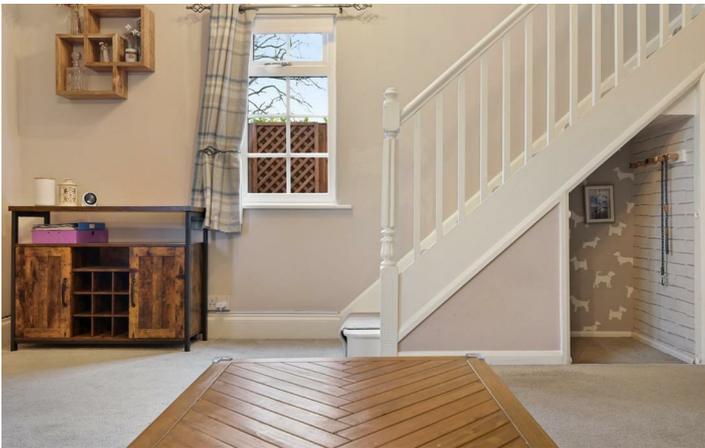
Council Tax - Colchester Band D

Mains Sewerage, Electricity and Water

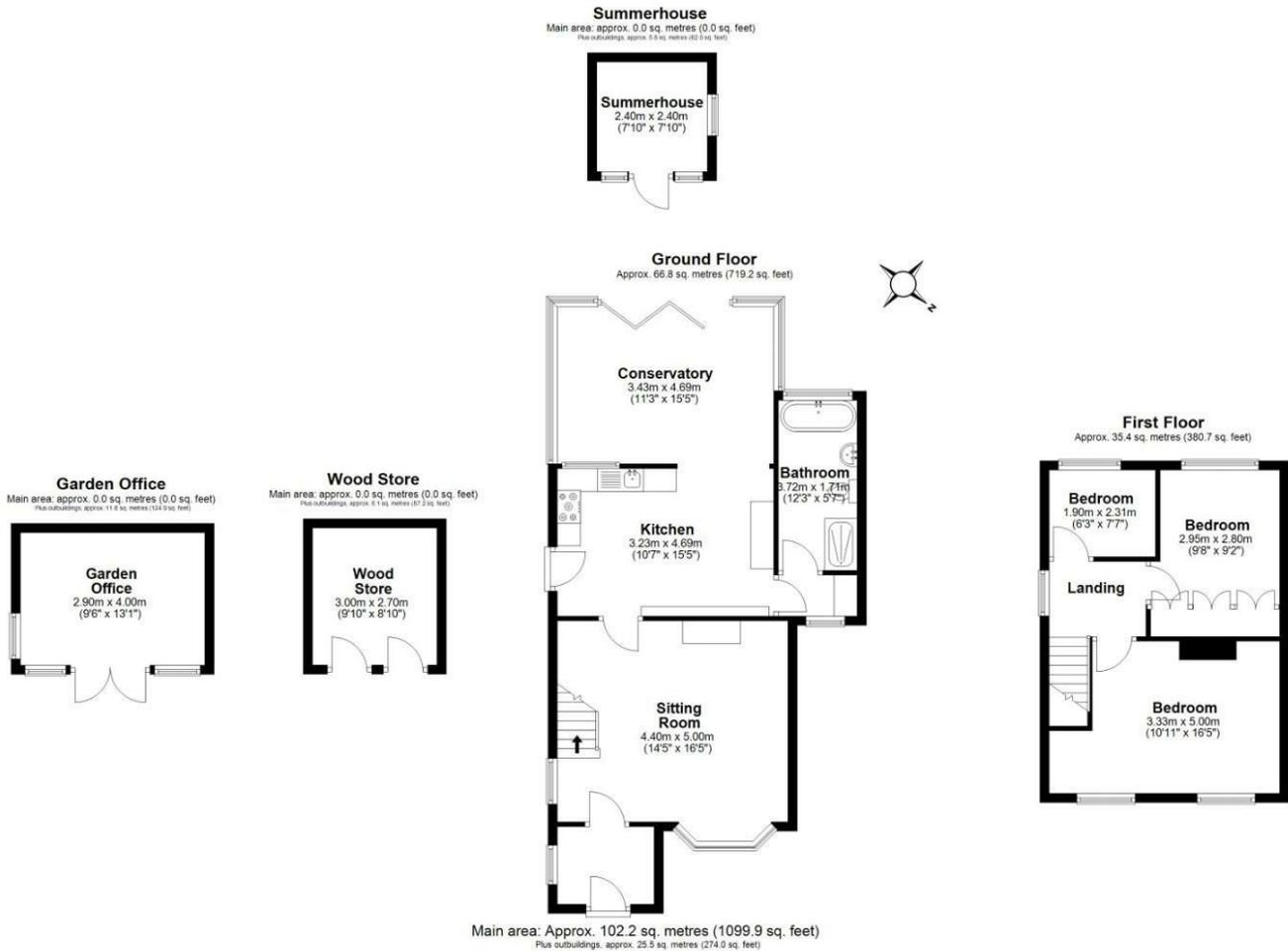
Oil Fired Central Heating

Construction - Timber

Sellers position - Chain Free



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanIt.

Highwaymans, The Causeway, Great Horkesley

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
41	56		
<p>Key: energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-60) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Key: environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-60) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	