



DAVID
BURR

Nayland Road
Great Horkesley, Essex

The Bungalow, Nayland Road, Great Horkesley, Colchester, Essex, CO6 4ER

The Bungalow is an individual three bedroom, timber framed detached home, believed to date from the 1920s/1930s, occupying an enviable position in the heart of the highly sought after north Essex village of Great Horkesley. Constructed with cement fibre walls beneath a slate roof, the property offers characterful and well-proportioned accommodation with excellent scope for enhancement and modernisation.

The internal layout is arranged around a welcoming entrance hall, leading to a light-filled dual-aspect sitting room featuring a central fireplace and recessed shelving. The property provides three double bedrooms, two of which enjoy attractive period features such as fireplaces and picture rails, while traditional pine internal doors add further charm. A family bathroom, positioned off the inner hall, presents an opportunity for updating to suit contemporary tastes. The open plan kitchen/dining room is fitted with an extensive range of units and is complemented by a useful utility store. Additionally, a substantial loft space offers significant potential for conversion, subject to the necessary permissions.

Externally, the property is approached via a shared driveway and benefits from a detached double garage, private parking, and established gardens to the side and rear, featuring mature planting and offering a high degree of privacy.

The property is offered with no onward chain .

Three double bedroom detached bungalow

Attractive timber-framed construction dating from the 1920s/1930s

Central village location in sought-after Great Horkesley

Dual-aspect sitting room with fireplace and built-in shelving

Character features including fireplaces, picture rails, and pine doors

Spacious kitchen/dining room with extensive fitted units

No onward chain

Useful utility store for additional storage

Substantial loft space offering excellent conversion potential (STPP)

Detached double garage and private off-road parking

Mature, private gardens with established planting

Convenient access to Colchester, mainline rail links, and major road networks



Great Horkesley is a highly regarded village situated to the north of Colchester, offering a desirable blend of rural charm and accessibility. The village provides a range of local amenities including a primary school, village shop, and public houses, while more extensive facilities can be found in nearby Colchester, including mainline rail services to London Liverpool Street. The surrounding countryside offers a wealth of walking and cycling opportunities, making it ideal for those seeking a semi-rural lifestyle.

The property's central village position ensures convenient access to local services while maintaining a peaceful residential setting.

Excellent road links via the A12 and A134 further enhance connectivity to the wider region, including Chelmsford, Ipswich, and beyond.

This combination of location, character, and potential makes The Bungalow an appealing proposition for a wide range of buyers, from families to those looking to downsize or create a bespoke home.

AGENTS NOTE: The property is timber framed. The property is approached via a shared driveway that also serves the property behind.

TENURE: Freehold

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

EPC RATING: F

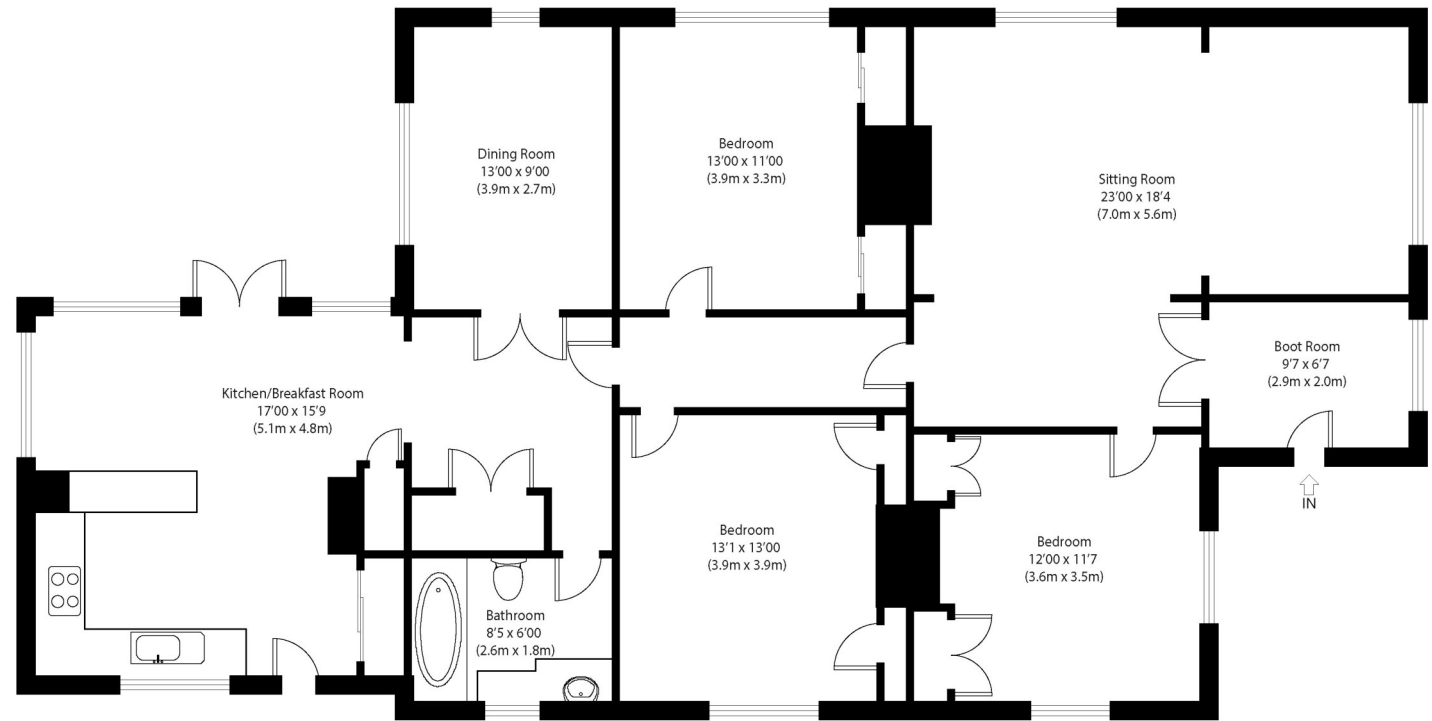
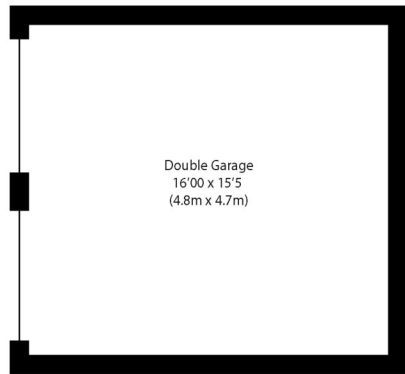
WHAT3WORDS: inventors.laces.vivid

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

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

Approximate Gross Internal Area
Main House 1270 sq ft (118 sq m)

Garage 250 sq ft (23 sq m)

Total 1520 sq ft (141 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



