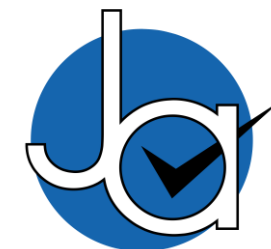




**4 bedroom
Detached
House located
in Great
Horkesley.**

**Guide Price
£550,000 - £600,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Percheron The Crescent Great Horkesley Colchester CO6 4EH

FULL DESCRIPTION

GUIDE PRICE £550,000 TO £600,000

This exquisite four-bedroom home, set on a substantial corner plot in the desirable village of Great Horkesley, has been renovated to a high specification throughout and offers exceptional turnkey living. Features include a luxury quartz-finished kitchen with island, elegant dining room with bi-fold doors, spacious living room with media wall, study, and generous utility room. Upstairs provides a superb master suite, three further bedrooms, and a boutique family bathroom-an outstanding modern home in a sought-after village setting.

STEP INSIDE

The moment you enter, the quality of craftsmanship is clear. A welcoming Entrance Porch (5'4" x 6'6" / 1.63m x 1.98m) leads into an impressive Entrance Hall (22'1" x 6'5" / 6.73m x 1.96m), where wood effect Moduelo flooring flows seamlessly throughout the ground floor. The hall features a central carpet runner, understairs storage, an illuminated inset cupboard, and internal access to the utility and store room.

The Ground Floor Cloakroom is beautifully appointed with a sensor light, modern aqua panelling, vanity wash unit with storage, and WC.

To the front, the stylish Living Room (10'6" x 19'2" / 3.20m x 5.84m) is enhanced by shuttered windows and a stunning media wall with inset electric fire, providing a refined yet inviting setting. The separate Study (6'4" x 8'7" / 1.93m x 2.62m), also fitted with shutters, offers an ideal workspace overlooking the garden.

The generous Utility Room/Store (16'8" x 8'3" / 5.08m x 2.51m) provides superb practicality with garden access, plumbing for laundry appliances, an inset sink and drainer, and space for storage, all housing the pressurised water cylinder system.

At the centre of everyday living is the beautifully designed Kitchen (19'1" x 10'7" / 5.82m x 3.23m)-a superbly equipped culinary space finished to a premium standard. It features dove grey gloss cabinetry, luxurious quartz worksurfaces and upstands, an inset sink with chrome mixer spray tap and boiling water tap, integrated twin ovens with grills, microwave oven, plate warmer, dishwasher, five ring induction hob with extractor, larder cupboard, and soft closing drawers. A large central island-complete with storage, quartz surface and pop up power unit-creates an impressive focal point for both entertaining and day to day use. A window fitted with shutters completes this beautifully considered space.

Flowing from the kitchen, the Dining Room (13'4" x 9'7" / 4.06m x 2.92m) is bright and uplifting, featuring Velux roof windows, a shuttered side window, and bi folding doors with made to measure blinds opening onto the rear garden-perfect for social gatherings and seamless indoor/outdoor living.

The spacious First Floor Landing (19'3" x 6'4" / 5.87m x 1.93m) provides an elegant central space with fitted shutters and access to the loft.

The impressive Master Bedroom (14'8" x 13'7" / 4.47m x 4.14m) offers a peaceful retreat, complete with fitted shutters, triple built in storage cupboards and wall mounted bedside lighting. Its luxurious En Suite Shower Room boasts a digital thermostatically controlled double length shower with oversized glass panel, microphone rainhead and inset ceiling drench head, a vanity basin with storage, Bluetooth backlit mirror, toothbrush charging points, extractor fan, LED spotlights, aqua panelling and Moduelo flooring.



4



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Three further well-proportioned bedrooms continue the home's high standard:

- Bedroom Two (10'9" x 12'1" / 3.28m x 3.68m)
- Bedroom Three (10'7" x 10'9" / 3.23m x 3.28m)
- Bedroom Four (11'0" x 8'1" / 3.35m x 2.46m)

All featuring fitted shutters and generous natural light.

The luxury continues in the Family Bathroom, designed with a boutique finish. It features a freestanding slipper bath with inset wall mixer tap, a digital thermostatically controlled double length shower with oversized glass panel, microphone rainhead and inset drench head, vanity basin with storage, Bluetooth backlit mirror, toothbrush charging units, WC, aqua panelled walls and Moduelo flooring-creating a serene spa style environment.

STEP OUTSIDE

The property offers ample off-road parking at the front, suitable for multiple vehicles. At the rear, you'll find a spacious, private garden that is fully enclosed. It features an extended patio area that flows into sections of shingle and lawn, creating versatile spaces ideal for outdoor dining and relaxation. There is also secure gated access on both sides of the home.





Percheron, The Crescent, Great Horkesley, Colchester, CO6 4EH

THE LOCATION

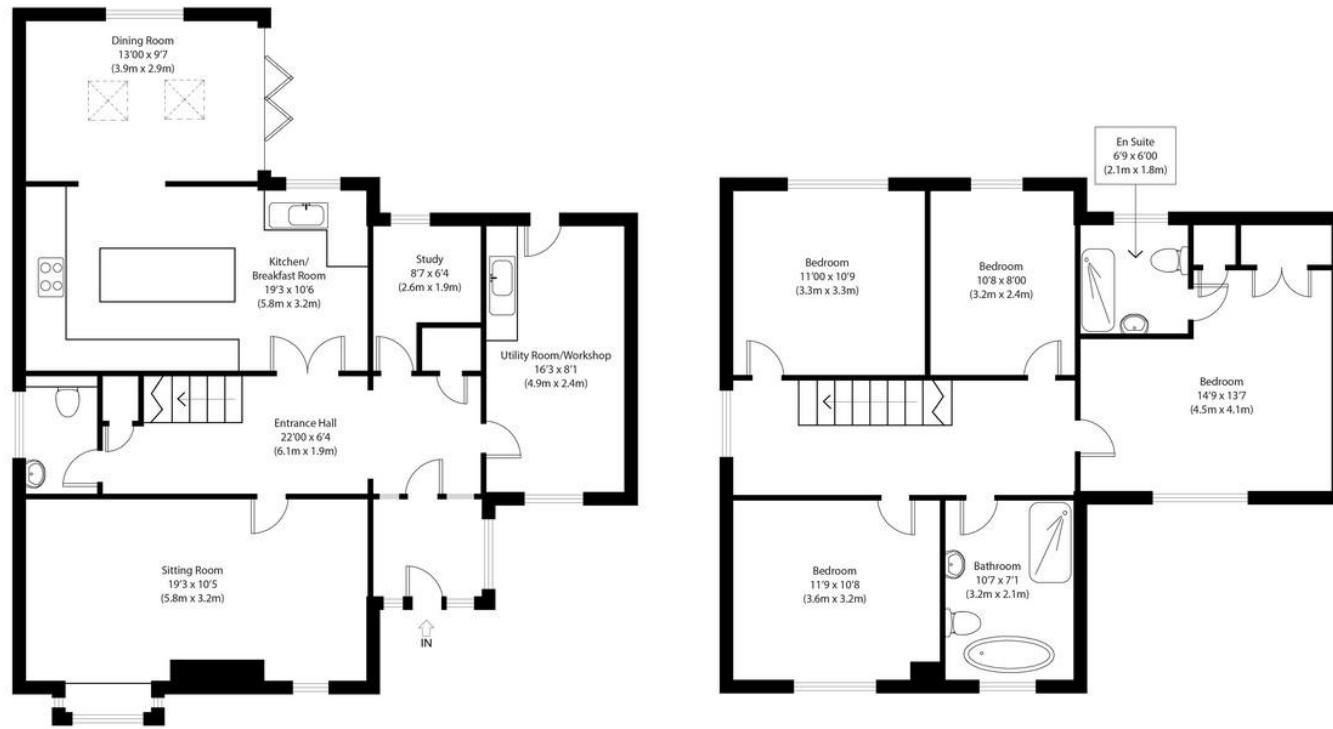
Great Horkelesley is a village on the northern edge of Colchester, set within the Rural North ward of Essex. It offers a peaceful, semi-rural setting with easy access to local amenities, nearby schools, and transport links, including Colchester Station approximately 4km away.

Featured local amenities:

Fenwick remains a key retailer in the city, known for its long established presence and role as a prominent British department store offering luxury fashion, beauty and home experiences. Just a short walk away, Pavilion Restaurant in Colchester brings a standout dining experience with its Pan Pacific inspired menu and elegant, contemporary setting. The restaurant earned a Travellers' Choice Award in 2024, placing it among the top-rated dining venues. Meanwhile, Castle Park (within walking distance) enhances the city's cultural vibrancy by hosting brilliant music events and festivals throughout the year, adding to the area's lively social atmosphere.



FLOORPLAN



Ground Floor

First Floor

Approximate Gross Internal Area
1750 sq ft (163 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.photohangroup.co.uk



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