



Braeburn Road, Great Horkesley
£575,000

Property Overview

A beautifully presented four-bedroom detached family home, arranged over three floors and occupying a pleasant position within a popular residential development in the sought-after village of Great Horkesley, on the northern outskirts of Colchester.

Finished to a lovely standard throughout, the property offers bright, spacious and versatile accommodation, with four generous double bedrooms, two en-suite shower rooms and excellent family living space.

The accommodation begins with a welcoming entrance hallway with a convenient downstairs cloakroom. To the front of the property is a generous living room, where a feature bay window floods the room with natural light, creating a bright and inviting space to relax. Spanning the rear of the home is the impressive kitchen/dining room, enjoying an abundance of natural light from its numerous windows, glazed roof section and double doors opening directly onto the rear garden, making it an ideal space for both everyday family life and entertaining.

The first floor hosts two excellent double bedrooms. The principal suite enjoys built-in wardrobes, a stylish en-suite shower room and French doors opening onto a Juliet balcony, taking advantage of attractive field views to the front. The second bedroom is also a comfortable double and benefits from built-in wardrobes together with its own en-suite shower room.

The second floor provides two further generous double bedrooms, with the third bedroom offering an excellent range of built-in storage, all served by a well-appointed family bathroom.

Outside, the property enjoys an enclosed rear garden, providing a private space to relax or entertain. To the front, there is ample driveway parking leading to a single garage.

An excellent opportunity to acquire a spacious and beautifully maintained family home in a desirable village location, offering countryside views to the front whilst remaining within easy reach of Colchester and its excellent transport links.





- FOUR DOUBLE BEDROOM HOME
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- GROUND FLOOR WC
- IMPRESSIVE PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM AND BALCONY
- VIEWING ADVISED
- STUNNING KITCHEN DINING ROOM



Property Setting:

Great Horkesley is a highly regarded village situated just to the north of Colchester, offering the perfect balance of peaceful countryside living and excellent everyday convenience. Surrounded by attractive rolling farmland and open countryside, the village provides a welcoming community atmosphere whilst remaining within easy reach of the historic city centre.

The village benefits from a range of local amenities including a convenience store, public house, village hall, recreational facilities and a well-regarded primary school, making it particularly popular with families. A wider selection of shopping, leisure and educational facilities can be found in nearby Colchester, along with an excellent choice of restaurants, cafés and retail outlets.

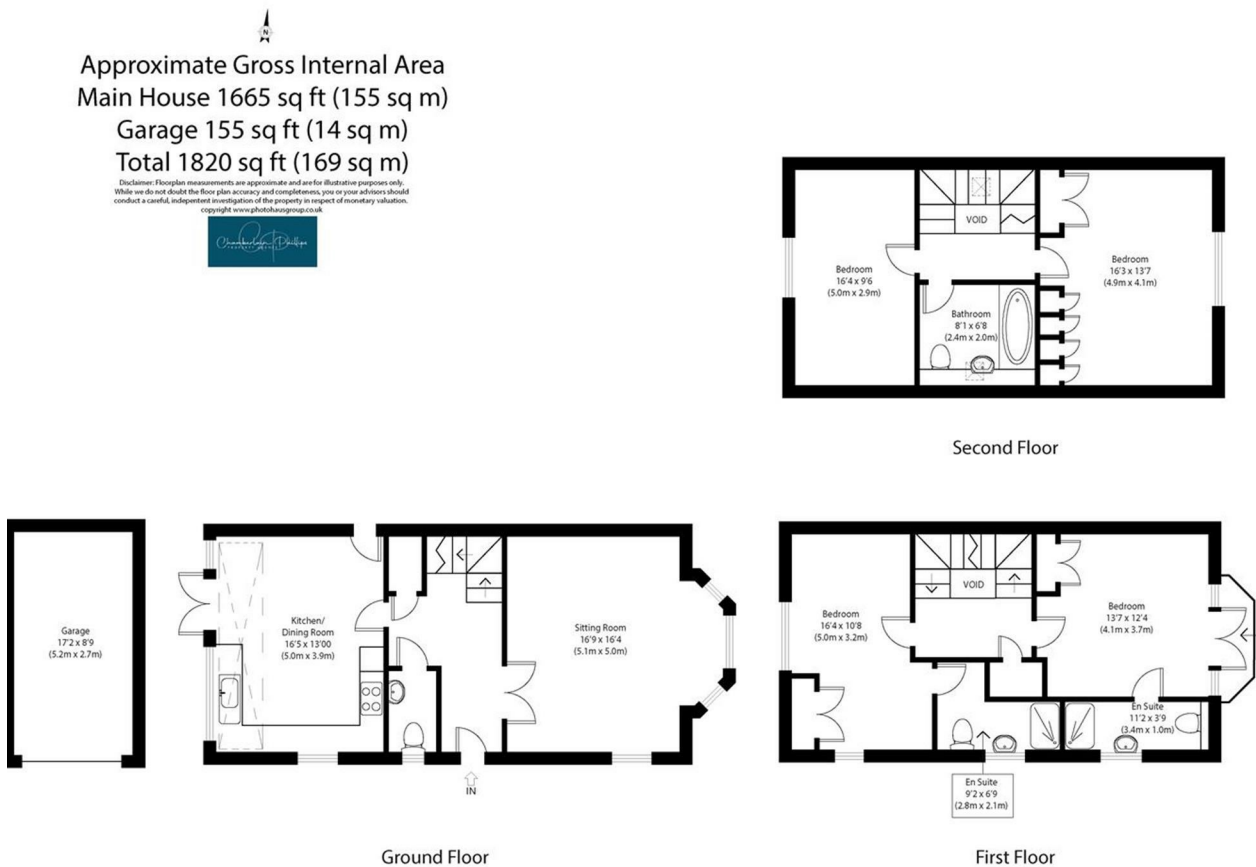
For commuters, the location is exceptionally well placed, with the A12 providing straightforward road links towards Chelmsford, the M25 and London, whilst Colchester North railway station offers regular direct services to London Liverpool Street in around an hour. The surrounding countryside also provides an abundance of walking, cycling and outdoor pursuits, making Great Horkesley an ideal location for those seeking a village lifestyle without compromising on accessibility.

Important Information:

Tenure - Freehold
Council Tax Band - E
Services - Mains Electric, Mains Water, Mains Drainage, & Oil
Heating - Radiators via oil-fired boiler
Mobile Coverage Indoor: EE - 79% / Vodafone - 79% / o2 - 78% / Three - 74% (Via Ofcom)
Broadband: Ultrafast broadband is available at this address



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

