



Spartan Close, Great Horkesley

Occupying a generous corner position within a peaceful residential setting, this beautifully presented detached home has been thoughtfully enhanced to create bright, contemporary living spaces designed around modern family life. A substantial rear extension has transformed the ground floor into an impressive open-plan hub, while retaining the flexibility of separate reception rooms and a dedicated study. Outside, the landscaped garden provides an ideal backdrop for entertaining, complemented by ample parking, a detached garage, EV charging and comprehensive exterior CCTV

Guide price £550,000

Spartan Close

Great Horkesley, Colchester, CO6



- Individually designed four-bedroom detached family home in a quiet cul-de-sac within the sought-after village of Great Horkesley.
- Striking open-plan kitchen, dining and family space with large central island, roof lanterns and full-width bi-fold doors opening onto the garden.
- Three versatile reception rooms including a separate sitting room, snug and dedicated home office/study.
- Four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a contemporary family bathroom and ground floor cloakroom.
- Landscaped rear garden with generous entertaining terrace, level lawn, timber outbuilding and detached garage.
- Ample off-road parking, detached garage with basement storage, EV charging point and full exterior CCTV system.
- Well-presented throughout with high-quality finishes, neutral décor and an excellent balance of open-plan and separate living spaces.
- Conveniently positioned for Colchester, excellent schooling, the A12 and mainline rail connections to London.

The Property

A welcoming entrance hall sets the tone, leading to a selection of versatile reception spaces. To the front, the sitting room enjoys a bay window and a calm atmosphere, while a separate snug offers an ideal family room or children's playroom. A further study provides an excellent home-working space.

To the rear, the home opens dramatically into a superb kitchen, dining and family room extending across the width of the property. Finished with sleek, contemporary cabinetry, integrated appliances and an impressive central island, the space is flooded with natural light from roof lanterns above and full-width bi-fold doors overlooking the garden. Carefully zoned for cooking, dining and relaxing, it creates an effortless connection between inside and out, making it equally suited to everyday family life and entertaining. A separate utility room keeps practical elements discreetly tucked away, with direct access to the outside.

Upstairs, four generously proportioned bedrooms offer comfortable accommodation. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Each room is presented in a modern, neutral palette, allowing buyers to move straight in.

The Outside

The property enjoys an attractive frontage with a block-paved driveway providing generous off-road parking alongside a detached garage. An EV charging point has been installed as well as a full exterior CCTV system.

To the rear, the enclosed garden has been designed with entertaining in mind. A broad paved terrace sits immediately outside the bi-fold doors, creating a seamless extension of the living space during warmer months, before giving way to a level lawn bordered by mature fencing. A timber outbuilding offers useful storage or workshop potential, while the garage provides further storage.

The Area

Great Horkesley is one of north Colchester's most desirable villages, offering a balance of countryside surroundings and everyday convenience. The village provides well-regarded local schools, shops, pubs and scenic walking routes, while Colchester city centre offers an extensive range of shopping, leisure and dining facilities.

Excellent transport links include easy access to the A12 and nearby Colchester North Station, providing direct rail services to London Liverpool Street, making the location equally attractive for commuters and families alike.

Further Information

Tenure - Freehold

Council Tax - Colchester Band F

Construction - Brick

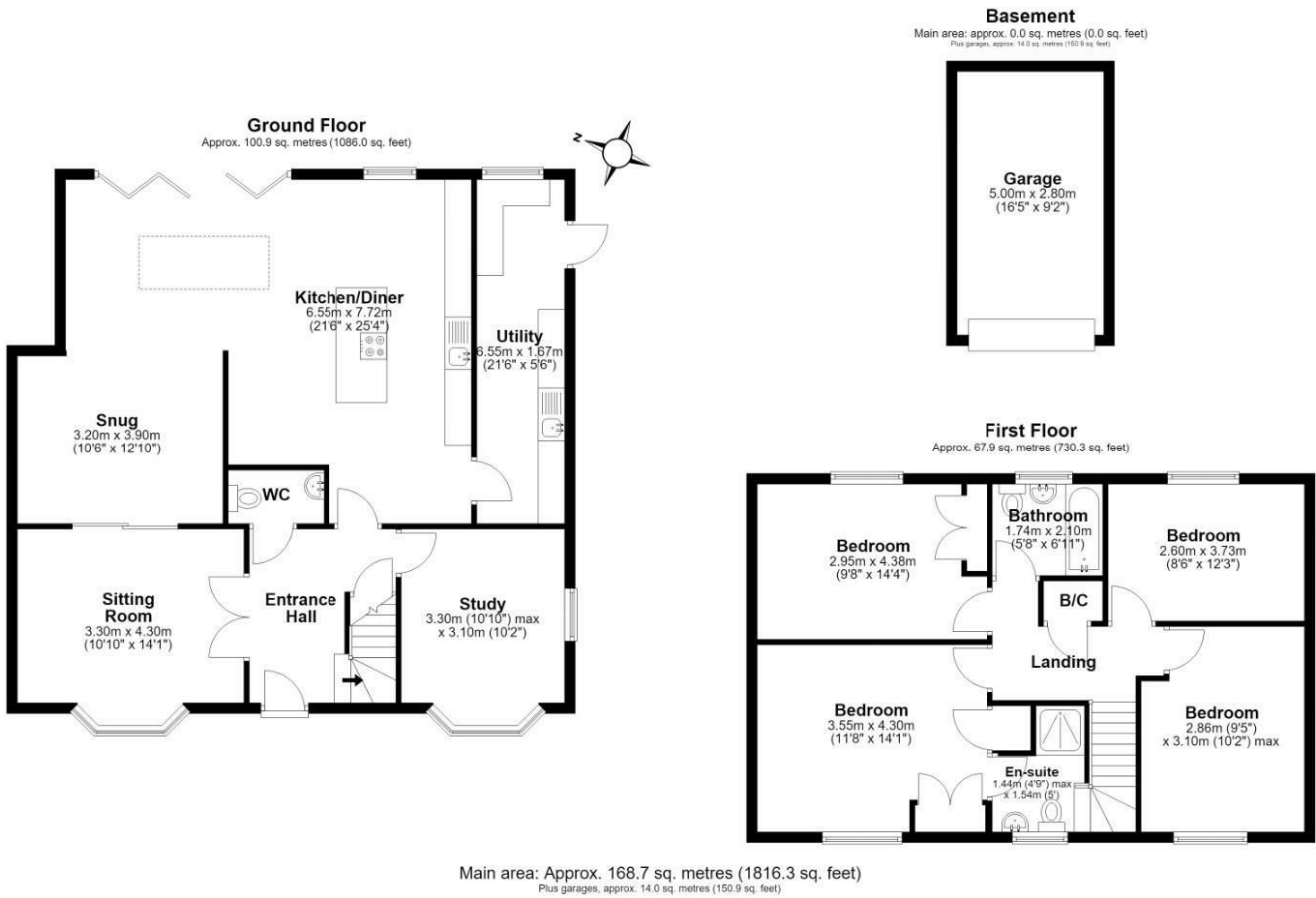
Mains Sewerage, Electricity, Gas and Water

Sellers position - needs to secure onward purchase

Mobile Coverage



Floor Plan



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

Spartan Close, Great Horkeley

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
(82-91) A (61-81) B (39-60) C (22-38) D (9-21) E (1-8) F (G) G		82	(82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		