



Yew Tree Cottage
School Lane | Great Horkesley | CO6 4BN

OVERVIEW

Yew Tree Cottage is an exquisite Grade II listed thatched four bedroom home full of character, charm and heritage. Dating back to the 16th century, this detached cottage offers a wealth of exposed timbers, impressive fireplaces and wonderfully flexible accommodation.

The property sits in beautifully maintained grounds approaching a quarter of an acre and includes a double cart lodge and garage, all just moments from the village shop, post office and local public house.









STEP INSIDE

Yew Tree Cottage

STEP INSIDE

A tiled porch leads into a welcoming snug, rich in period detail and open through to the living room, where a striking inglenook fireplace with log burner and elegant arched windows create an inviting focal point overlooking the gardens.

From the central hallway, stairs rise to one of the first floor bedrooms, and a doorway leads into the charming sitting room, complete with its own fireplace, stove and exposed timbers. A second staircase provides access to another double bedroom above.

The kitchen is beautifully designed with granite work surfaces, hand painted units and an AGA, complemented by modern appliances. Adjoining this is the conservatory/breakfast room, a bright and airy space with views toward the outdoor dining terrace and direct access outside.

A useful utility room sits at the rear of the cottage, providing additional storage and laundry space.

The main bathroom features a bath, separate shower, toilet and twin basins. Two ground floor bedrooms enjoy the convenience of the Jack and Jill en suite shower room one with built-in wardrobes and the other linking back to the snug.

On the first floor, two further double bedrooms each have dual aspects, bespoke wardrobes and independent access. Exposed timbers and garden views continue the sense of charm throughout.



STEP OUTSIDE

Yew Tree Cottage

STEP OUTSIDE

Electric gates open to a private courtyard offering generous parking, the double cart lodge and a separate garage.

The gardens provide a wonderful setting, with central lawns, mature borders, colourful flowerbeds and a charming summer house. A hidden area along the boundary is framed by mature trees and a natural ditch, while an Indian sandstone terrace beside the kitchen offers the ideal spot for outdoor dining. The grounds extend to approximately a quarter of an acre, creating a beautiful backdrop to the cottage.

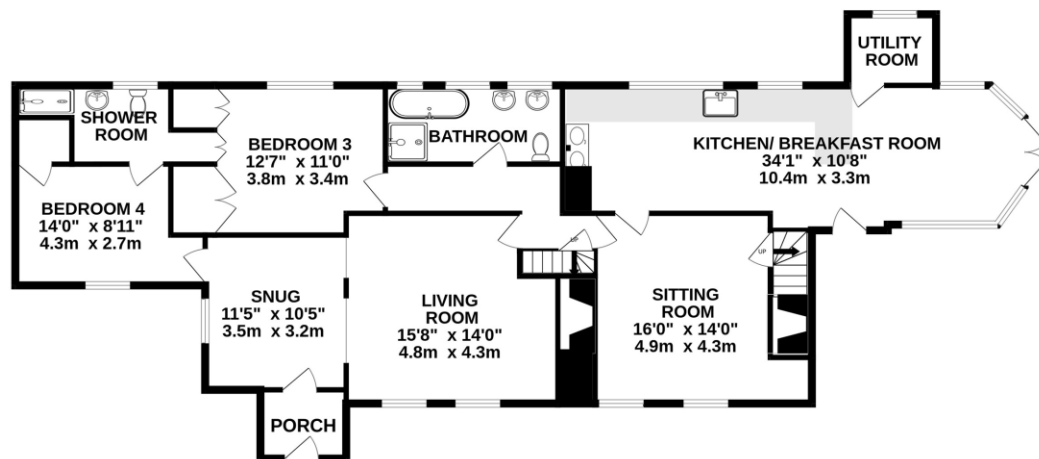
LOCATION

Great Horkesley lies just north of Colchester, the property is a short distance from the local pub/restaurant, shop/post office, village hall, green, children's play area, primary school and pre school.

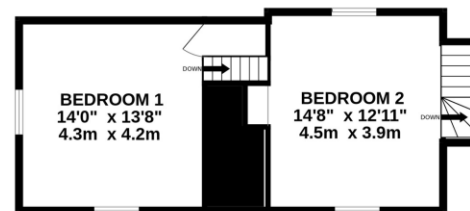
The breathtaking landscapes of the Dedham Vale, an Area of Outstanding Natural Beauty, sit nearby, offering numerous countryside walks including stretches of the Essex Way.

To the south, Chesterwell provides a supermarket, secondary school and easy access to the A12, mainline railway station and Colchester Hospital. Colchester city centre and its retail parks are also close by, along with highly regarded independent schools such as Holmwood House nursery and Littlegarth.

GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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