Josselyns
WATER LANE, LITTLE HORKESLEY, ESSEX/SUFFOLK BORDERS
Nayland: 2 miles, Colchester: 7 miles (London Liverpool Street from 53 minutes)
(all mileages and times are approximate)

- 4/5 Bedrooms
- 2 Bathrooms
- Bedrooms/Study
- Reception Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Integral Garage
- 2 Bedroom Cottage
- Lake
- Tennis Court
- Extensive range of outbuildings with scope for conversion

ABOUT 40 ACRES
Available as a whole or in various lots

JOSSELYNS
A RAYMOND ERITH/QUINLAN TERRY HOUSE WITH STUNNING STOUR VALLEY VIEWS
SITUATION
Josselyns is superbly situated in the Stour Valley, an area of outstanding natural beauty, with spectacular views over the gently undulating countryside up to Great Horkesley Church. The house is set off a quiet lane in a sought after stretch of Suffolk countryside which includes the popular villages of Nayland and Stoke By Nayland. These villages both have local amenities with Nayland also having a primary school and the popular independent Littlegarth school and Stoke by Nayland’s renowned Hotel, Golf and Spa. A wider range of shopping, educational and recreational facilities can be found in the market towns of Sudbury and Colchester. The commuter can take advantage of train services from Colchester to London’s Liverpool Street Station, the journey taking approximately 50 minutes.

OUTSIDE
The house is approached down an espalier lime avenue. The gravel drive leads to an extensive parking sweep in front of the house and around the side to the attached garage. The gardens are mainly at the back of the house. A raised Yorkstone and grass terrace with a pond and fountain has been built at the back above where the ground levels fall away sharply giving lovely views. There are beautiful rose beds on the grass terrace and a more extensive rosefield below the terrace sloping down the garden. There is a large office amongst extensive adaptable barns and outbuildings to one side of the property. A track leads down to the lake and tennis court and then onto the large green house that is set in a meadow beyond. Most of the land is down to grass with some arable.

DESCRIPTION
Josselyns was built in the 1970s to the design of the leading classical architects Raymond Erith and Quinlan Terry in the style of a small French chateaux. The main block is two storey below a slate mansard roof consisting of a steep slope below a shallow pitch to the ridge with symmetrical single storey wings under a steep slate roof. The house has well proportioned rooms on the ground floor. The reception rooms all having high ceilings, double aspects and French doors with fan lights above to take full advantage of the views across the valley. The spacious entrance hall has parquet flooring, the drawing room also with parquet flooring, an open fireplace. There is potential for extending the property and for converting outbuildings.

ACCOMMODATION
See Floor Plan

GENERAL REMARKS
Services: Mains water, electric heating and private drainage.
Postcode: CO6 4DG
Local Authority: Colchester Borough Council
Outgoings: Council Tax Band G
Tenure: Freehold with vacant possession

DIRECTIONS
From Colchester take the A134 to Sudbury. Continue through Great Horkesley on the A134 past “Yew Tree” public house. After about 2 miles turn left onto Water Lane (signposted Little Horkesley). Continue up Water Lane for about ½ a mile. Josselyns will be on the left.

VIEWING
Strictly by appointment with SAVILLS. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

IMPORTANT NOTICE
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This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.
Gross internal floor area (approx): 300 sq m (3,231 sq ft)
For Identification only - Not to scale

First Floor

Bedroom 5.28 x 3.84
17'4 x 12'7

Garage 4.88 x 3.18
16' x 10'5

Entrance Hall 5.82 x 2.64
19' x 8'8

Bedroom 4.42 x 4.42
14'6 x 14'6

Bedroom 4.42 x 4.42
14'6 x 14'6

Ground Floor

Kitchen 5.28 x 3.84
17'4 x 12'7

Garage 4.88 x 3.18
16' x 10'5

Joscelyns

Very energy efficient - lower running costs

Old Barn Cottage

Very energy efficient - lower running costs
Gross internal floor area (approx):
359 sq m (3,868 sq ft)
For Identification only - Not to scale

Old Barn Cottage - 57 sq m (619 sq ft)

Barn Offices - 160 sq m (1,719 sq ft)

Glasshouse - 257 sq m (2,763 sq ft)