



**FennWright**.  
Signature

Hillside, Brick Kiln Lane, Great Hor-  
kesley CO6 4EU





## Hillside, Brick Kiln Lane, Great Horkesley CO6 4EU

A fully renovated and extended period semi-detached thatched cottage in this popular village location to the north of Colchester, having undergone a full process of modernisation and refurbishment being offered to a very high standard with period features.

This beautiful period cottage has been meticulously and sympathetically restored by the current owner to provide spacious living accommodation with a stylish finish over two floors being situated in a sought after village location to the north of Colchester.

- Renovated and extended thatched cottage
- Three bedrooms
- Three reception rooms
- Stylish kitchen
- Two bathrooms
- Re-thatched attractive period features
- Finished and offered to a high standard
- Off-road parking in a sought after location



The entrance door leads to a versatile room which would work as a study or playroom with feature fireplace, alcove cupboard, engineered oak flooring and opening to the sitting room which also has engineered oak flooring and log burner effect electric fire. An opening leads to a hallway to the rear which incorporates a turning staircase leading to the first floor with a useful utility / laundry cupboard with sliding doors and plumbing for a washing machine, butler sink and shelf storage. There is a good size dining room forming part of the extension with French doors leading to the rear garden, engineered oak flooring with a door leading to a shower room with walk-in shower, WC and hand basin. The dining room could be easily separated to create a fourth bedroom if required with en-suite facilities.

The kitchen is located to the rear of the property and fitted with a range of stylish contemporary units and work surfaces with inset sink with mixer taps, integrated dishwasher, Bosch combination microwave oven and electric oven with AEG hob and extractor fan over, wall mounted cabinets, space and plumbing for an American fridge freezer, underfloor heating with attractive tiled flooring, double glazed French doors leading to the patio terrace.

On the first floor landing here is a skylight window and doors leading to all three double bedrooms and a family bathroom. All three bedrooms have vaulted ceilings with bedrooms one and two being located to the front with bedroom one having built-in wardrobe and storage and bedroom three being located to the rear with skylight window and window to the rear.

The bathroom is fitted with a stylish suite comprising roll-top bath with ball and claw feet, vanity sink with mixer taps, WC, chrome heated towel rail, complimentary tiling and skylight

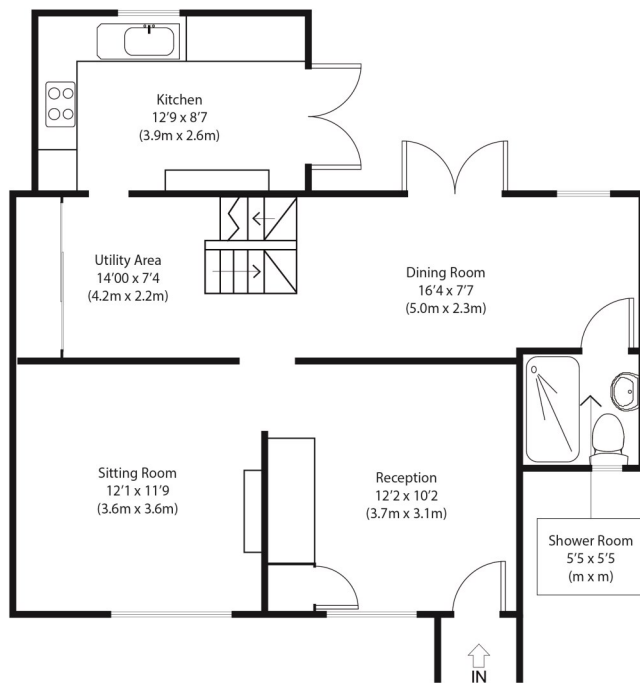




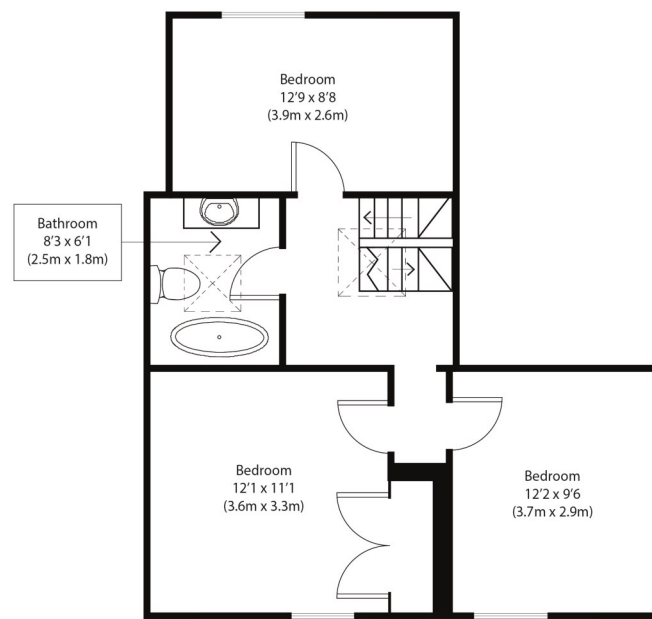









Ground Floor



First Floor

  
**Approximate Gross Internal Area**  
**1200 sq ft (111 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.sjphoto.co.uk

**Consumer Protection Regulations 2008**

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



## Outside

The property is set back from the private road of Brick Kiln Lane and offers two off-road parking spaces with wooden garden shed via a shingle driveway. A picket fence and gate leads to the front garden which is laid to lawn with shingle pathway leading to the front door. There is lawn side access to the rear where there is a landscaped enclosed garden with attractive paved patio with the remainder of the garden being laid to lawn with steps leading up to a further gated access to a parking area to the rear.

## Location

The property is situated on a private road in this highly desirable village location of Great Horkesley to the north of Colchester. The village offers good primary schooling, two public houses, Post Office and village store and wine centre.

Colchester North Station is a short distance offering rail services to London Liverpool Street and the A12 can be accessed London bound towards the M25.

The market towns of Colchester and Sudbury are easily reached providing a further range of shopping facilities, bars and restaurants.

## Directions

Proceed from Colchester along the A134 Northern Approach Road traffic light junction bear left towards Great Horkesley and Sudbury. On entering the village of Great Horkesley take the left hand turning into Brick Kiln Lane where the property can be found on the right hand side.

## Important Information

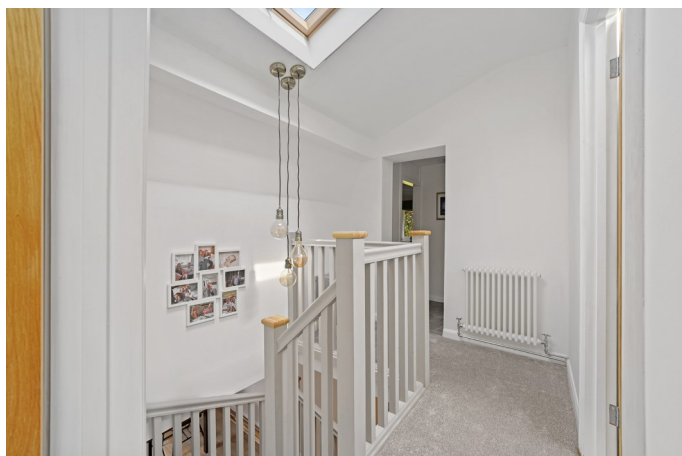
Council Tax Band - C

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Our ref - 56164







Colchester  
01206 763388  
colchester@fennwright.co.uk

fennwright.co.uk