



3 Garden Field Cottages
Little Horkesley, Essex

**DAVID
BURR**



3 Garden Field Cottages, Water Lane, Little Horkesley, Essex, CO6 4DE

Little Horkesley is a small Parish lying on the south bank of the River Stour. Enveloped by rolling countryside the village has a public house and a church. Situated close by is the larger village of Great Horkesley which benefits from a shop, pub, parish church and a primary school. The historic town of Colchester is situated only 4 miles distant and provides extensive facilities, commuter rail link to London Liverpool Street station and access to the A12 trunk road which provides access for the east coast the M25/London.

An extended four-bedroom semi-detached property enjoying an outstanding rural setting with unspoilt views across farmland located within the highly regarded North Essex village of Little Horkesley. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property is situated on the Suffolk/Essex border and offers a generously proportioned accommodation arranged via two ground floor reception rooms, in addition to an oak topped fitted kitchen. Benefitting from notable retained features including UPVC double glazed casement windows, french doors, an oak topped shaker style fitted kitchen and open fireplace. Ideally suited for a range of high performing state and independent schools in addition to lying within walking distance of the Stour Valley path and network of countryside walks and public footpaths. Further benefits to the property include a detached double garage, gated private parking with off-street parking for two vehicles and west facing rear gardens.

A four-bedroom semi-detached extended property enjoying a rural setting with two reception rooms, detached double garage, gated off-street parking, west facing gardens and far-reaching countryside views.

UPVC grained effect security door with obscured glass panelling opening to:

ENTRANCE PORCH: With stripped wood effect flooring, windows to side and oak door opening to:

ENTRANCE HALL: 8' 4" x 6' 11" (2.55m x 2.11m) With staircase off and oak door opening to:

SITTING ROOM: 19' 4" x 13' 6" (5.91m x 4.13m) Affording a dual aspect with casement window range to front, french doors to rear opening to the terrace and gardens beyond.

DINING ROOM: 14' 4" x 11' 10" (4.39m x 3.63m) With casement window range to front, central fireplace with brick hearth, wooden

surround, and mantle over, in addition to door to useful understair store room. Opening to:

KITCHEN: 18' 4" x 6' 9" (5.59m x 2.08m) Fitted with a matching range of shaker style fitted base and part glass fronted wall units with oak preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and fitted appliances including Lamona oven, four ring ceramic hob and extraction above. Space for base level fridge and washing machine/dryer. LED spotlights and half height panel glazed door to outside.

First floor

LANDING: A split level landing with hatch to loft and door to:

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BEDROOM 1: 13' 7" x 8' 9" (4.15m x 2.67m) With casement window range to front affording views across the front gardens and landscape beyond.

BEDROOM 2: 16' 6" x 8' 7" (5.03m x 2.62m) With casement window range to front affording views across farmland and doors to fitted wardrobe with attached hanging rail and further door to mid-level storage alcove.

BEDROOM 3: 13' 7" x 10' 1" (6' 11") (4.15m x 3.09m (narrowing to 2.12m)) With casement window range to rear affording views across the west facing rear gardens and farmland beyond.

BEDROOM 4: 10' 4" x 9' 4" (3.17m x 2.86m) With casement window range to rear affording a westerly aspect with views across farmland beyond. Door to linen store housing water cylinder with useful fitted shelving.

FAMILY BATHROOM: 8' 7" x 6' 10" (2.64m x 2.10m) Partly tiled and fitted with ceramic WC, wash hand basin within a fitted base unit, bath with tiling above and fully tiled separately screened shower unit with shower attachment.

Outside

The property is situated on Water Lane and approached via a gated driveway opening to an area of concrete hardstanding providing tandem space for two vehicles. An expanse of lawn to the front of the property is flanked by an established hedge line border, side access via a terrace which continues to the west facing rear gardens. A single expanse of lawn beyond the terrace is flanked by a six-foot fence line border with direct access provided to the:

DOUBLE GARAGE: 20' 4" x 16' 1" (6.22m x 4.91m) With electric roller door to front, light and power connected, loft storage space above and personnel door to side.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Shared private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 940Mbps (source Ofcom).

PHONE COVERAGE: EE, O2 and Vodafone (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: stolen.craft.native

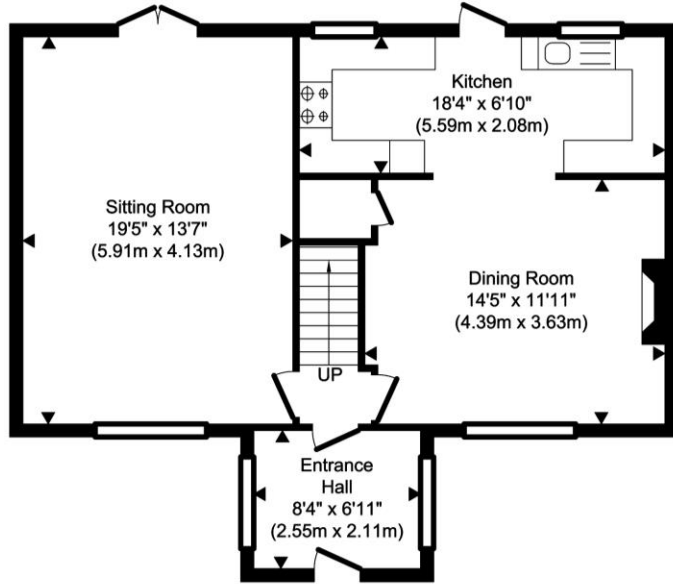
LOCAL AUTHORITY: Colchester City Council. 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

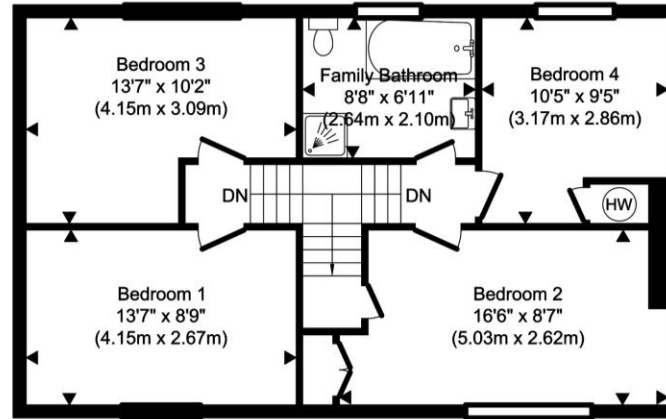
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as

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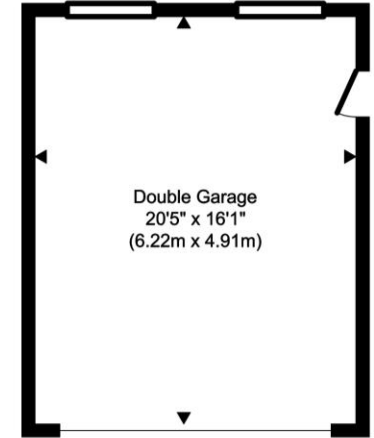
well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
685.33 sq. ft.
(63.67 sq. m)



First Floor
Approximate Floor Area
624.62 sq. ft.
(58.03 sq. m)



Garage
Approximate Floor Area
328.72 sq. ft.
(30.54 sq. m)

TOTAL APPROX. FLOOR AREA 1638.69 SQ.FT. (152.24 SQ.M.)

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