



6 Bailey Cottages
Little Horkesley, Essex

**DAVID
BURR**



6 Bailey Cottages, Water Lane, Little Horkesley, Colchester, Essex, CO6 4DG

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.

A three-bedroom semi-detached property enjoying an unrivalled aspect with outstanding views across land lying within the Dedham Vale Area of Outstanding Natural Beauty. Set on a quiet lane amidst rural surrounds within the picturesque North Essex village of Little Horkesley, providing convenient access to a network of walks and public footpaths including the Stour Valley path. Offering well-balanced, generously proportioned accommodation arranged via a single ground floor reception room with notable retained features including a brick framed open fireplace, UPVC heritage grade casement windows, range of fitted storage units and a picture rail. Ideally placed for further extension with approved planning permission for a single storey rear extension having lapsed. Further benefits to the property include ample private parking via a driveway, exceptional gardens with a total plot size of approximately 0.19 acres with a decked terrace, side access and outstanding views across the adjacent landscape.

A three-bedroom semi-detached property enjoying a cottage style feel with a range of original features with further benefits including a total plot size of approximately 0.19 acres, private parking via a driveway and some of the finest views within the region across an Area of Outstanding Natural Beauty.

Glass panel grained effect UPVC clad security door opening to:

ENTRANCE HALL: With staircase off rising to first floor and panel glazed door to:

SITTING ROOM: 13' 6" x 12' 0" (4.12m x 3.67m) A charming, cottage style room with UPVC framed heritage grade casement double glazed windows to front, the focal point of the room is a brick open fireplace. Notable retained features include a picture rail, open storage recess beside the fireplace with single base level fitted units and door to useful understair storage recess. Panel glazed door opening to:

KITCHEN: 10' 8" x 6' 4" (3.26m x 1.95m) Fitted with a matching range of base and wall units with marble effect preparation surfaces over and

upstands above. Stainless steel single sink unit with mixer tap above, four door Leisure oven with five ring hob over and space and plumbing for fridge, slimline dishwasher and washing machine/dryer. Fitted shelving to side, window to rear and half height panel glazed door opening to rear terrace. Further door to:

SHOWER ROOM: 6' 5" x 5' 10" (1.96m x 1.79m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled shower with shower attachment. Wall mounted heated towel radiator and window to side.

First floor

LANDING: With hatch to loft, window to side and original panel door to:

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BEDROOM 1: 14' 5" x 8' 11" (4.40m x 2.74m) With UPVC framed heritage grade casement windows to front affording elevated views across the adjacent valley, picture rail and recessed fitted wardrobes.

BEDROOM 2: 9' 8" x 9' 1" (2.97m x 2.77m) With window to rear affording views across the gardens, door to fitted wardrobe.

BEDROOM 3: 8' 1" x 6' 8" (2.47m x 2.05m) With picture rail, stripped timber flooring and window to rear affording views across the gardens.

Outside

The property is approached via a concrete hard standing driveway with space for approximately three vehicles. A shingled border rises on a gentle gradient to a gated side access with a walkway continuing to the raised decked terrace and expanse of lawn beyond. Lending itself to further extend beyond the existing footprint (subject to the necessary planning consents). The gardens extend to the rear with a fir tree, border planting, timber framed external store and an unrivalled aspect across the unspoilt landscape adjacent.

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.

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

WHAT3WORDS: ///affords.shrimps.seashell

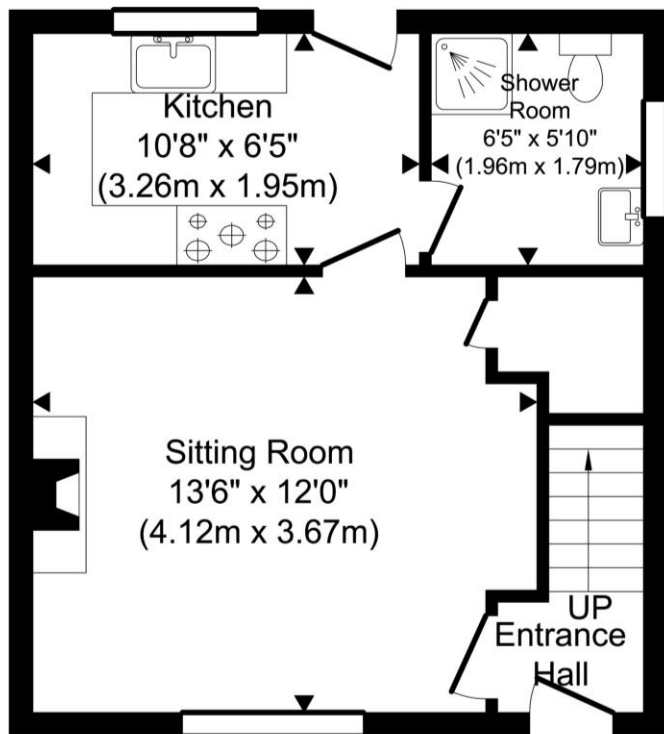
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** D.

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 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.

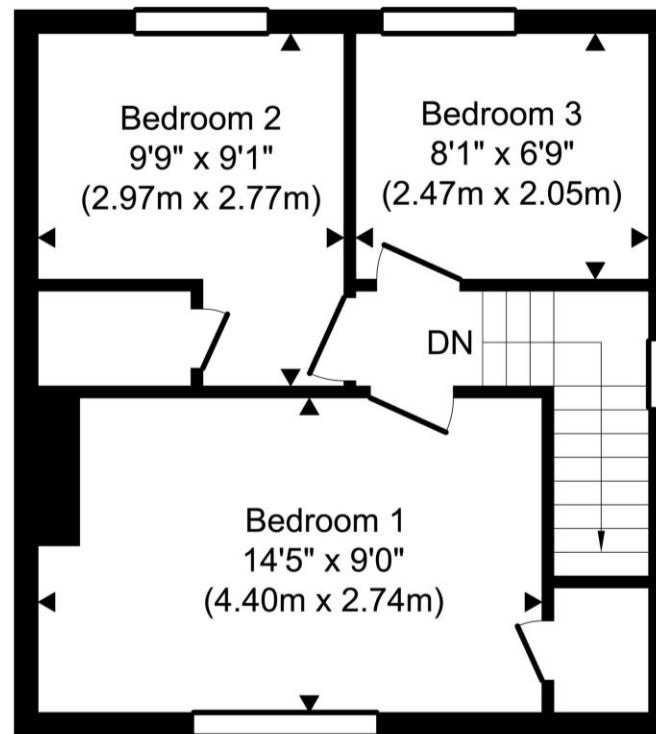


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Ground Floor

Approximate Floor Area
316.99 sq. ft.
(29.45 sq. m)



First Floor

Approximate Floor Area
316.99 sq. ft.
(29.45 sq. m)

TOTAL APPROX. FLOOR AREA 633.99 SQ.FT. (58.90 SQ.M.)

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