



**Blackbrook Stud Farm**  
Ivy Lodge Road, Great Horkesley, Colchester, Essex, CO6 4EN

**FINE & COUNTRY**











## THE PROPERTY

Welcome to this breathtaking sanctuary nestled in the heart of tranquility, where modern luxury meets natural beauty. This exquisite property offers a unique opportunity to indulge in a lifestyle of serenity and sophistication. We are proud to present an extremely rare-to-market property located in the desirable location of Great Horkesley on the outskirts of Colchester. It is extremely well-located for all local amenities, including transport (train and road), schools, and local shops.

Step into the grandeur of the ground floor, where three large reception rooms embrace you with their elegance. The sitting room, snug, and pool room offer versatile spaces for relaxation and entertainment. A well-appointed study provides an ideal environment for focused work. Two utility rooms ensure convenience, and a gym beckons those seeking to stay active or offers an option for another reception room. The beautifully presented kitchen breakfast room, complete with an AGA, is a chef's delight, and a boot room adds practicality. Additionally, a bedroom with a shower cubicle provides flexible accommodation options.

Ascending to the first floor, you'll discover a total of seven bedrooms and five bathrooms, three of which are en-suite, ensuring ample space for family and guests.

The property sits on approximately 1.00 Acres (subject to survey). The garden is a lush expanse of greenery, adorned with mature trees and shrubs that enhance the feeling of seclusion. A delightful terraced area invites you to indulge in outdoor dining while hosting gatherings with friends and family or simply unwinding in complete privacy.

Accessed via a five-bar gate, the driveway offers ample off-street parking, accommodating several vehicles with ease.

This property presents the perfect opportunity for families or those in search of a unique plot with proximity to all local amenities while relishing the privacy and peace offered by the extensive grounds.

This extraordinary property offers a rare chance to experience a lifestyle of elegance and relaxation in a prime location. With its generous living spaces, lush garden, and secluded atmosphere, this residence promises to be a sanctuary of comfort. Don't miss the chance to make this unique property your own. Schedule a viewing today to embark on a journey towards serene sophistication.

## Location

Great Horkesley is a picturesque village located in the county of Essex, England. Situated just a few miles north of Colchester, it offers a peaceful and friendly atmosphere, making it an ideal place for families and individuals looking for a close-knit community.

Local amenities in Great Horkesley are conveniently available to cater to the needs of its residents. The village boasts a range of shops, including a grocery store, a pharmacy, and a post office, providing essential goods and services. There are also several charming pubs and restaurants where locals can enjoy a meal or catch up with friends.

When it comes to education, Great Horkesley offers excellent schooling options. The village is home to Horkesley Church of England Primary School, a well-regarded institution that provides quality education to young children. For older students, the nearby town of Colchester offers a wider range of secondary schools and colleges, easily accessible from Great Horkesley.

Transportation links in Great Horkesley are convenient for residents who commute or wish to explore the surrounding areas. The village is located just off the A134 road, providing easy access to nearby towns and villages. The A12, one of the major roads in the region, is also within reach, connecting Great Horkesley to both Colchester and Ipswich.

## Services:

Mains Water and Electricity

Private Drainage System

Oil Fired Central Heating

Please note that the above services have not been tested by the agent.







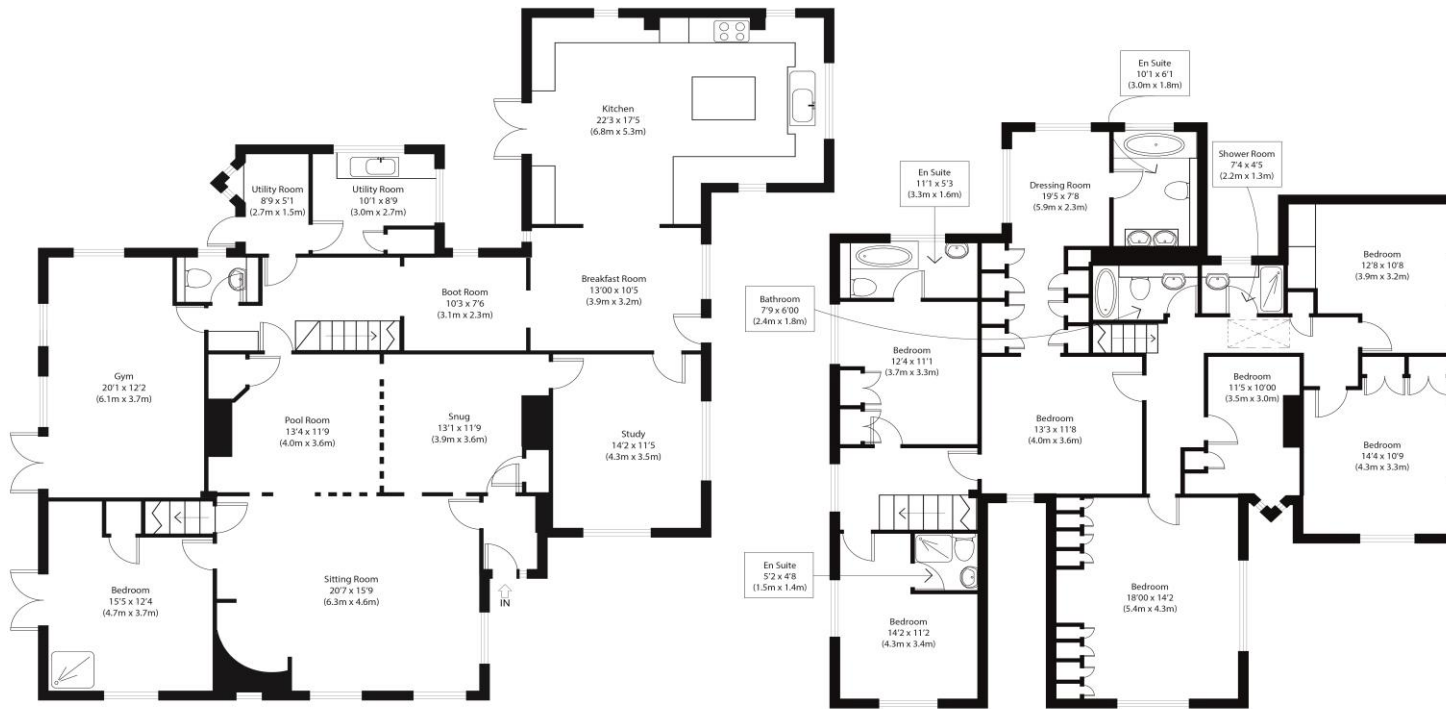












Ground Floor

First Floor

Approximate Gross Internal Area  
3855 sq ft (358 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst 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.cjphoto.co.uk



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