



Hither Woodthorpes
Great Horkesley, Essex

**DAVID
BURR**



Hither Woodthorpes, Old House Road, Great Horkesley, Colchester, Essex, CO6 4EQ

Great Horkesley is a village bordered on the north by the river Stour and benefits from a shop, public house, parish church and primary schools (Littlegarth primary school 1.8 miles and Holmwood House school 4.8 miles away). The village enjoys close links with West Bergholt which is about 1½ miles and offers two general stores, a chemist, pubs and a church. Whilst the village is surrounded by open countryside it is only 4 miles from the town of Colchester which 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 and the M25/London.

Enveloped via open farmland and located on the periphery of one of the region's most popular villages, is a three bedroom (one en-suite) detached 1930s property. Enjoying unlisted status, the property has benefitted from a two-storey extension during the tenure of the current owner and is set behind a mock Tudor exterior with exposed external timbers, oriel bay windows, a brick fireplace and ample scope for further enhancement and extension (subject to the necessary planning consents). Providing an accommodation schedule of approximately 1,800sq ft arranged via two ground floor reception rooms with leaded light, timber framed casement windows and eight-foot ceiling heights. Further benefits to the property include a detached garage with an attached outhouse, ample private parking and gardens enveloping the property with a vegetable garden, established border planting, raised beds and a total plot size of approximately 0.5 acres.

A three bedroom (one en-suite) detached unlisted property enjoying an idyllic setting with no immediate neighbours, offering scope for further extension and further benefitting from a detached garage and a total plot size of approximately 0.5 acres.

Timber door with obscured leaded light glazing panels opening to:

ENTRANCE HALL: 10' 1" x 9' 11" (3.08m x 3.03m) With staircase rising to first floor and door to useful understairs cloaks storage and further door to:

SITTING ROOM: 26' 6" x 17' 10" (13' 11") (8.08m x 5.46m (narrowing to 4.26m)) Affording a triple aspect with oriel bay casement window range to front, further window to side and a leaded light sliding patio door opening to the rear terrace and gardens. The sitting room has benefitted from a previous programme of extension with range of open fronted fitted bookshelves with base level storage, brick fireplace with a terracotta tiled hearth and mantle over.

DINING ROOM: 17' 0" x 13' 11" (5.19m x 4.26m) With oriel bay window to front with window seat, leaded light timber framed window to side and serving hatch through to kitchen.

KITCHEN: 12' 11" x 11' 0" (3.94m x 3.37m) Fitted with an extensive range of matching base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with hot and cold tap over and casement window range to rear affording an attractive aspect across the gardens and farmland beyond. The kitchen is fitted with a range of integrated appliances including an oven with grill above, four ring ceramic hob with extraction over and space for fridge/freezer and dishwasher. Retaining the original bell function from the 1930s with a panel denoted H.P.Eagle of Elmstead.

Hither Woodthorpes, Old House Road, Great Horkesley, Colchester, Essex, CO6 4EQ

UTILITY ROOM: 8' 1" x 5' 1" (2.47m x 1.55m) Providing space and plumbing for washing machine and tumble dryer, window to side and leaded light panel glazed door to outside.

CLOAKROOM: 5' 11" x 4' 8" (1.81m x 1.43m) Fitted with ceramic WC, corner wash hand basin with tiling above and also housing oil fired boiler.

First floor

LANDING: 13' 10" x 10' 0" (4.24m x 3.05m) With casement window range to front, floor to ceiling storage units and dado rail. Window to front affording an attractive aspect across the gardens and farmland beyond.

BEDROOM 1: 13' 11" x 13' 11" (4.26m x 4.26m) With casement window range to front, further leaded light window to side and original features including skirting and dado rail. Affording an elevated aspect with views across the surrounding landscape. Door to:

DRESSING ROOM: 8' 0" x 7' 10" (2.45m x 2.39m) With floor to ceiling fitted wardrobe units and further unit with wash hand basin. Window range to rear affording views across the gardens and farmland beyond and door to:

EN-SUITE SHOWER ROOM: 7' 11" x 7' 4" (2.43m x 2.24m) Fully tiled and fitted with ceramic WC, utopia wash hand basin within a fitted base unit and fully tiled, separately screened shower with Aqualisa shower attachment. Spotlights, wall mounted heated towel radiator and casement window to rear.

BEDROOM 2: 13' 11" x 13' 11" (4.25m x 4.25m) Affording a dual aspect with casement window range to front and further window to side and cupboard.

BEDROOM 3: 12' 11" x 10' 0" (3.95m x 3.07m) With casement window to rear affording a south westerly aspect with views across the gardens and farmland beyond.

FAMILY BATHROOM: 8' 6" x 7' 2" (2.61m x 2.20m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin, bath with Aqualisa shower attachment and floor to ceiling linen store.

Outside

The property offers an outstanding setting on the periphery of the village set behind twin gates opening into a gravel driveway providing parking for approximately in excess of ten vehicles. Flanked by lawns with established border planting with direct access provided to the:

GARAGE: 17' 3" x 10' 6" (5.26m x 3.22m) With twin hinge doors to front, light and power connected and window to rear.

The gardens envelope the property enjoying a southerly aspect to side, westerly aspect to rear, multiple walkways, partitioned gates and terraces all enjoying a well screened aspect with farmland beyond and no immediate neighbours. Having benefitted from considerable planting over recent decades, the gardens offer complete privacy with a timber framed external store, two brick store sheds with gardeners WC to the rear of the garage, area of raised beds, greenhouse and composting area. Set within a total plot size of approximately 0.5 acres.

AGENTS NOTE: The property benefits from seven solar panels installed on the south facing roofline.

TENURE: Freehold

Hither Woodthorpes, Old House Road, Great Horkesley, Colchester, Essex, CO6 4EQ

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

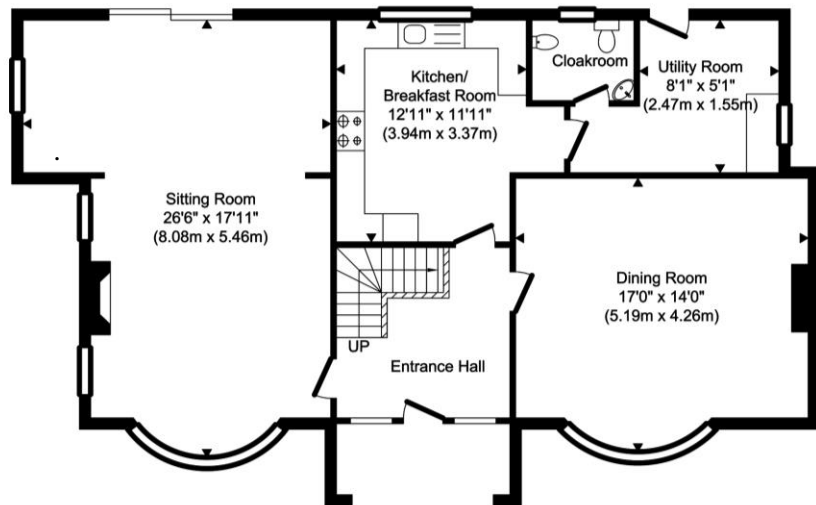
EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///defend.slowly.soonest

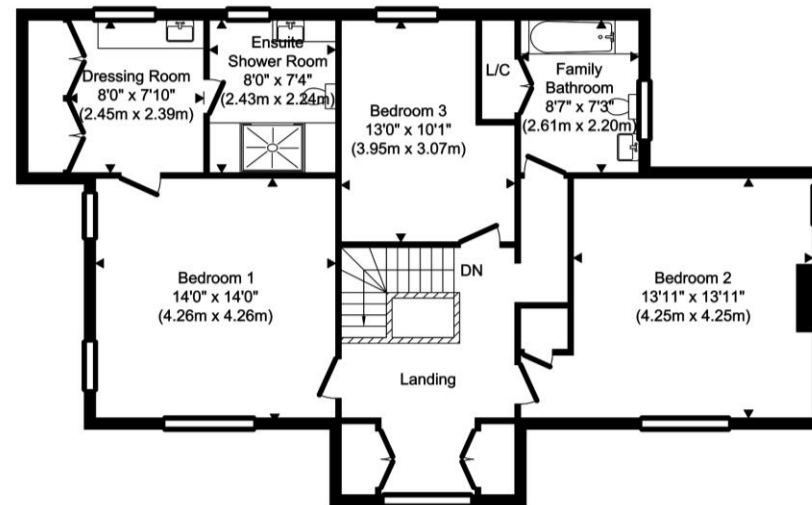
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

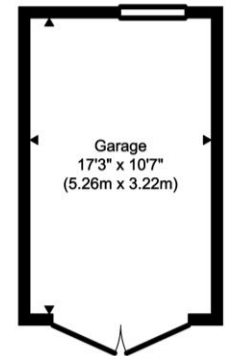
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



Ground Floor
Approximate Floor Area
1058.73 sq. ft.
(98.36 sq. m)



First Floor
Approximate Floor Area
947.22 sq. ft.
(88.00 sq. m)



Garage (Not To Scale)
Approximate Floor Area
182.23 sq. ft.
(16.93 sq. m)

TOTAL APPROX. FLOOR AREA 2188.19 SQ.FT. (203.29 SQ.M.)

Produced by www.chevronphotography.co.uk © 2023

