



Hospytts

The Causeway | Great Horkesley | CO6 4AD

FINE & COUNTRY

THE HOME

Hospytts enjoys an enviable location within the charming village of Great Horkesley, offering residents a perfect balance of rural tranquillity and urban convenience. Situated on The Causeway, CO6 4AD, the property benefits from easy access to local amenities, schools, and recreational facilities, ensuring a convenient lifestyle for families and professionals alike.

Additionally, its proximity to Colchester and Colchester North station provides excellent transport links, making commuting to London Liverpool Street effortless for those working in the city. Surrounded by picturesque countryside, yet within reach of vibrant market towns and cultural attractions, Hospytts epitomizes the idyllic countryside retreat without compromising on modern comforts and conveniences.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









STEP INSIDE

Hospytts

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The ground floor of Hospytts exudes warmth and character, welcoming you with its vaulted ceilings and exposed timbers.

The spacious drawing room, featuring an impressive inglenook fireplace, invites cozy gatherings, while the elegant dining room is perfect for entertaining. The sitting room, with its open brick fireplace, offers a charming retreat. The heart of the home, the kitchen/breakfast room, boasts a vaulted ceiling, double butler sink, and a central island and a pantry, blending historic charm with modern functionality.

Additional highlights include a delightful conservatory with garden views, a practical utility room, and a versatile study, all contributing to a perfect blend of comfort and style. The impressive downstairs also offers a Gym, Playroom, Music room, Snug and workshop providing lots of space for hobbies, work and play.

Heading upstairs, the property continues to impress with its blend of historic charm and modern amenities. The master bedroom is a true sanctuary, featuring exposed timbers and a built-in wardrobe, leading to a versatile dressing room.

Two more well-appointed bedrooms provide ample space for family or guests, each adorned with characterful exposed beams. The family bathroom offers a mix of classic and contemporary touches. Additionally, the potential self-contained annexe on this level offers further flexibility with its own bedrooms, bathroom, and living spaces, perfect for extended family or visitors.



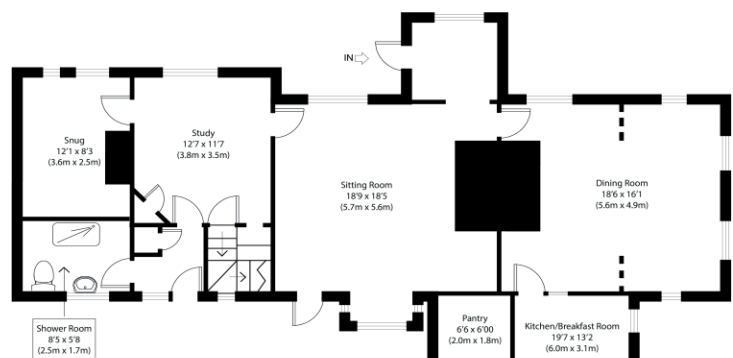
STEP OUTSIDE

Hospytts

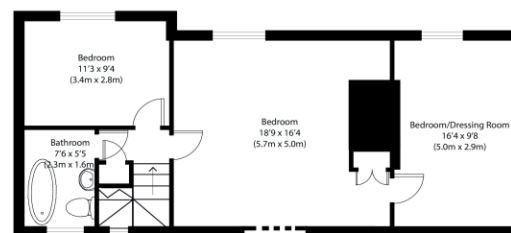
The outside and grounds of Hospytts exude tranquillity and natural beauty, offering a verdant oasis in the heart of the countryside.

Accessed via a long gravel drive, flanked by mature shrubs and trees, the property's secluded setting provides privacy and serenity.

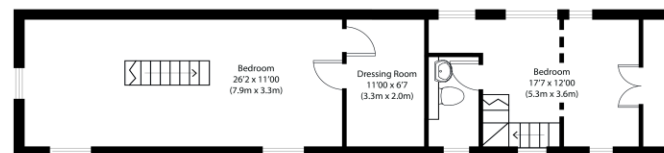
Sweeping lawns adorned with a variety of trees, including majestic copper beech and horse chestnut, create a picturesque backdrop for outdoor activities and relaxation. The expansive grounds, extending to approximately 1½ acres, provide ample space for gardening enthusiasts or family gatherings. Whether enjoying a peaceful stroll through the gardens or hosting al fresco dinners on the terrace, Hospytts offers a captivating outdoor lifestyle amidst nature's splendour.



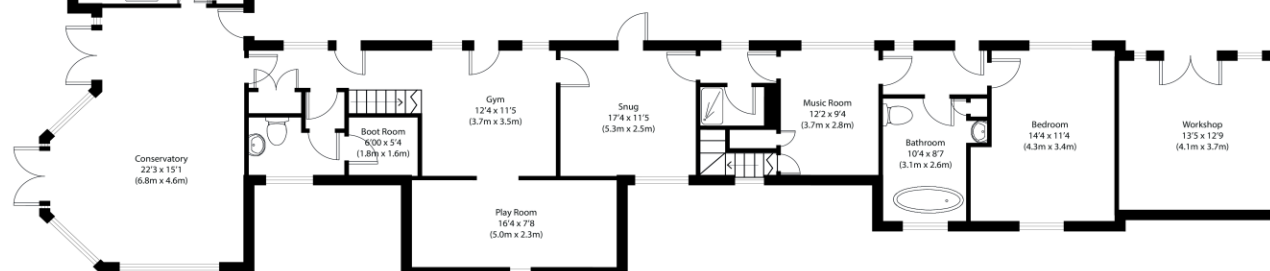
Ground floor (Main House)



First floor (Main House)



First floor (Stables)



Ground floor (stables)

Approximate Gross Internal Area
3890 sq ft (361 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.ojphoto.co.uk

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