



EH
EXQUISITE
HOME



Standing on the ancient Causeway on the outskirts of the village is this picture perfect quintessentially English thatched cottage. Grade II listed and thought to have been built in the fifteenth century, it has been a part of Great Horkesley for over six hundred years. When it was first constructed, the lane running past it was used for horses and carts and the surrounding open countryside was intensively farmed using the medieval strip system. These days, the land is more multi-use, but the cottage's rural charm remains and its location is still quiet and peaceful. The present owner fell in love with it the first time she saw it upon moving to another property in the village. She got to know its owner and when, in 1990, an opportunity came up to buy it, she jumped at the chance. Since moving in, she has put in new windows, had it rethatched and replanted the garden. Everyone who visits remarks on its happy and peaceful feel, the pub is just two doors away and the neighbours are incredibly friendly and supportive. There is a hedge bordering the cottage and sheltering it from the quiet road outside, a generous drive and a double garage with power and light. There is a pocket handkerchief front garden, part of the third of an acre grounds. To the back of the cottage, there is a patio, ideal for al fresco dining and summer barbecues. The rest of the garden is mainly laid to lawn with an attractive conifer arch and fragrant red roses scrambling up the garage wall. A former blacksmith's/farriers yard sits at the back of the garden and there is a useful shed for storage. An attractive brick wall with two cart wheels let into it and a gate in the middle leads to the seating area and the entire garden has a delightful cottagey feel.

A door leads straight into the charming dining room with its many exposed beams, brick fireplace with oak bressumer beam and wood burner. The staircase rises from the first floor from this room and it has been used for many happy family celebrations and parties. Next door is the living room with natural light pouring through the large window, a brick fireplace with open fire, oak panelling and oak built in cupboards with carvings of grapes which came from Colchester Town Hall. This is the main family space and is an enchanting place to relax, surrounded by history. An integrated storage room can be found adjoining the dining room. The room currently used as a study has been multi-use over the years, functioning as a library, music room, third bedroom and extra reception room. The kitchen has Amtico black and white chequerboard flooring and turquoise cabinets. It has lovely views over the back garden and has served the owner well over the years. Next door there is a handy utility room with plumbing for a washing machine, where the fridge is also kept. The three piece family bathroom has an eye-catching mirrored wall, Amtico flooring and a circular bath.





An Enchanting First Floor...

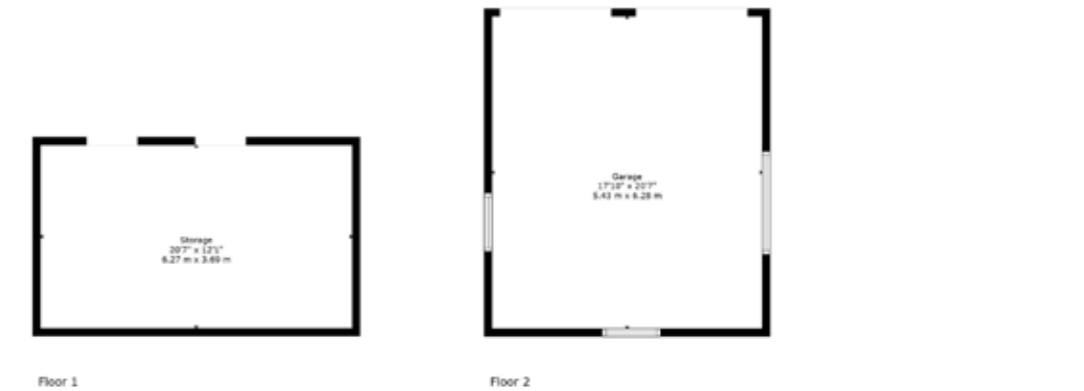
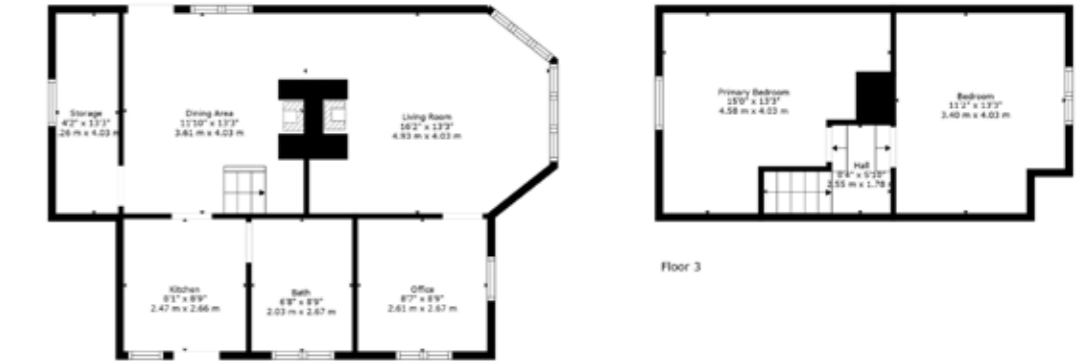
The staircase rises to the first floor where there is a small landing. Up in the eaves with a pitched roof and exposed beams are two good sized double bedrooms. The principal bedroom has built in cupboards and drawers and is incredibly cosy and romantic in feel. The second bedroom also has exposed beams and sleeping up under the thatch is a wonderful experience. There are lovely views out over the surrounding countryside and more than enough room for a double bed and bedroom furniture.



LOCATION

Great Horkesley is well served with amenities for a relatively small village. The shop offers everyday items, the pub is a friendly hub and the village hall is well used by many local clubs and societies. There is a large supermarket close by and both Colchester and Sudbury are within easy reach. Dedham Vale offers plenty of opportunities for lovely walks and the delights of West Mersea, Brightlingsea and the Sunshine Coast are a convenient drive away.

The village of Great Horkesley in North Essex is situated on the very edge of the beautiful Dedham Vale AONB. Part of Horkesley Heath, with neighbouring Little Horkesley, people have lived here since at least the Bronze Age. It is a thriving and close knit community with a village pub, primary school, new village hall with plenty of activities and clubs, a village shop, a cricket club and not one, but two parish churches. Bustling Colchester is just under five miles to the north and has all the shops and amenities anyone could need. Ten and a half miles southeast is historic Sudbury with its thriving arts centre and mix of architectural styles. Transport links are excellent with the A12 nearby linking Colchester with Chelmsford and London and regular fast trains running into London Liverpool Street from the station only 3.4 miles away, making this village ideal for those who have to travel to work. Simply bursting with period charm, located in a tranquil village setting, with off street parking, a pretty garden and a characterful interior, this remarkable and much-loved family home is a rare gem indeed.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



TOTAL: 848 sq. ft, 79 m2
 Below Ground: 0 sq. ft, 0 m2, FLOOR 2: 581 sq. ft, 54 m2, FLOOR 3: 267 sq. ft, 25 m2
 EXCLUDED AREAS: STORAGE: 292 sq. ft, 27 m2, GARAGE: 367 sq. ft, 34 m2, LOW CEILING: 89 sq. ft, 8 m2

Floor Plan Created By Cubikasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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