



Little Corders, Great Horkesley, Colchester

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**STRUTT  
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# Little Corders The Causeway Great Horkesley Colchester Essex CO6 4AB

A beautifully presented family home set in mature landscaped gardens with an array of useful outbuildings, in a popular village.

Nayland 2.3 miles, Colchester station 3.6 miles (50 minutes to London Liverpool Street), Dedham 6.3 miles, Sudbury 11.7 miles

Reception hall | Sitting room | Family area  
Dining area | Conservatory | Kitchen/breakfast room | Office | Utility room | Boot room  
Cloakroom | 3 Bedrooms | 2 Family bathrooms  
2 Double garages | Studio | Carport | Summer House | Stables | EPC Rating D

In all 2.42 acres.

## The property

Set in the attractive village of Great Horkesley, Little Corders is a spacious three bedroom family home with flexible accommodation arranged over two floors, offering a wealth of period character with features including beamed ceilings and walls, stone and hardwood flooring, latched wooden doors and diamond-lead windows.

The welcoming central reception hall with its unique turned stairway and cloakroom flows into the wonderful open-plan reception rooms. The sitting room benefits from a brick feature fireplace and wood-burning stove and opens via double doors onto the south-facing conservatory with its panoramic garden vistas with doors to outside. Further is a sociable space with a small dividing wall, currently being utilised as a cosy play area, and a large,

impressive formal dining area with a striking brick fireplace with ornate carved mantle and French doors to the side terrace. The well-appointed kitchen has a wide selection of attractive wall and base cabinetry, worksurfaces and integrated appliances including a range stove. The kitchen also benefits from a large central island, two sinks and a charming window seat. Access is provided to the boot room, a useful utility and to one of two garages. Completing the floor is a sizeable office with access to and views across the garden.

The galleried first-floor landing branches off onto two stylish family bathrooms, and a trio of well-proportioned bedrooms with tranquil elevated aspects, two of which feature generous bespoke fitted wardrobes.

## Outside

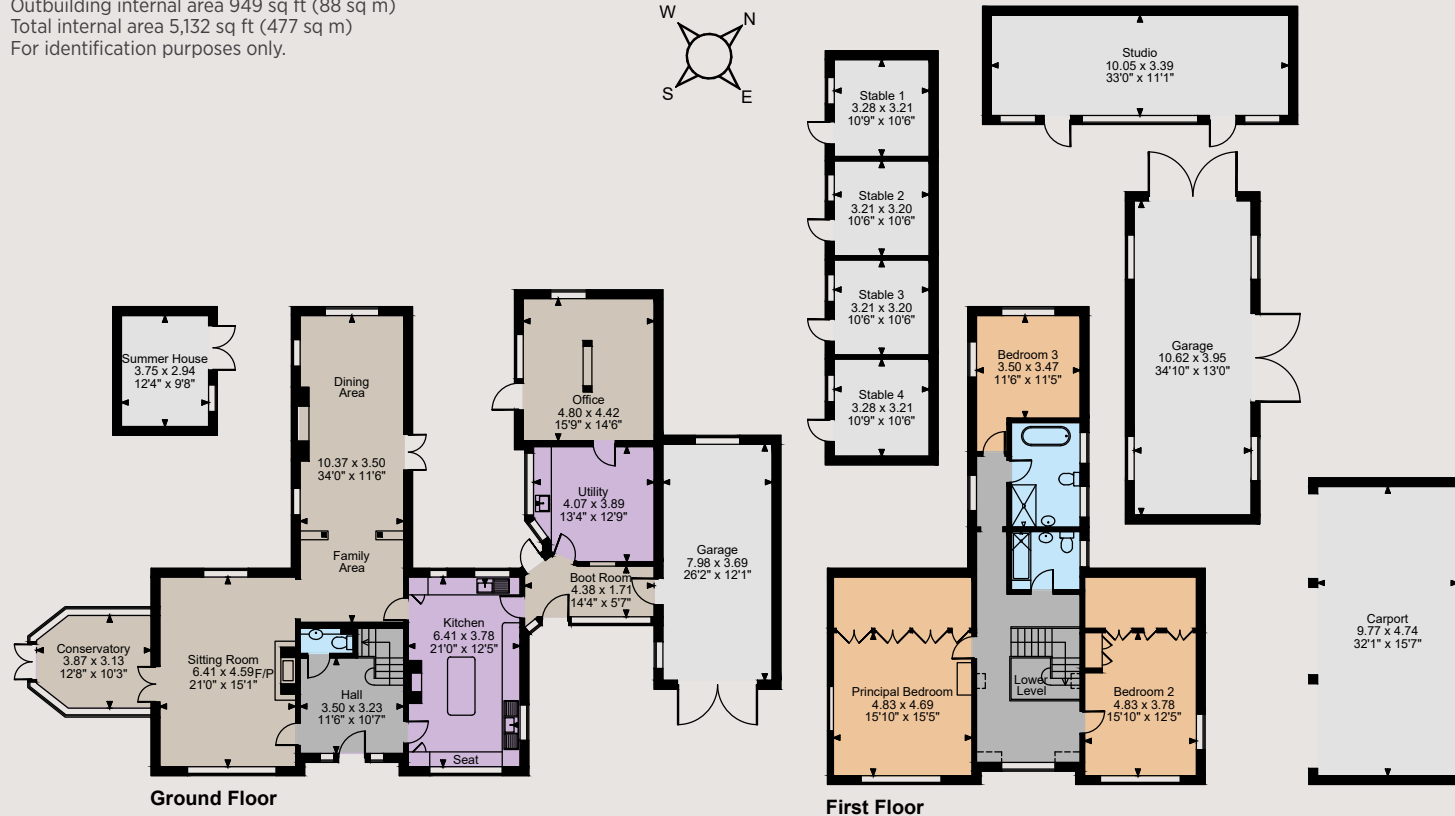
The property is approached via a gated entrance over a gravelled driveway that sweeps around to a large three-bay carport and two double garages offering ample storage, or subject to the necessary consents, potential for alternative uses. An area of hardstanding to the rear of the garaging provides a courtyard with access to a further outbuilding which is used by the current owners as ideal working from home space as well as a gym; a wide picture window provides ample natural light and creates a wonderful working environment away from the house. Completing the outbuildings are a series of stables and a summer house with decked terrace.

To the rear of the property are two interconnected areas of terracing, one with a covered pergola, providing ideal spaces for dining al fresco, whilst the house is adorned and surrounded by a wealth of mature and colourful shrubs and climbers. The main gardens are predominantly laid to lawn, with perimeter fencing for security and are interspersed by a myriad of established and specimen trees. Beyond the garden is the paddock offering potential for equestrian use, as well as a wooded area, with wildlife pond.





Floorplans  
 Main House internal area 2,916 sq ft (271 sq m)  
 Garage internal area 1,267 sq ft (118 sq m)  
 Outbuilding internal area 949 sq ft (88 sq m)  
 Total internal area 5,132 sq ft (477 sq m)  
 For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Location

The idyllic village of Great Horkesley in the Stour Valley AONB provides the ideal blend of rural countryside living with all the conveniences of the nearby city of Colchester. Everyday amenities are well catered for in the village, with its store, Post Office, farm shops, primary school and popular public houses, whilst the historic city offers a comprehensive selection of shopping, recreational and well-regarded educational opportunities, along with a mainline railway station offering fast and regular London links. The A12 and A120 trunk roads provide convenient road connections to the motorway network and further afield.

## General

**Local Authority:** Colchester City Council.

**Services:** Mains water, electricity and drainage.

Oil-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

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