



- A Very Imposing & Charming 15th Century Thatched Cottage
- Grade II Listed Cottage
- Ever Popular Great Horkesley Village Location
- An Array Of Charming Period Features Throughout
- Benefiting From Two Reception Rooms
- Ground Floor Bathroom Suite
- Two Generous First Floor Bedrooms
- Large Double Garage & Workshop
- Picturesque Gardens & Complete With Ample Off Road Parking

Skinflint Cottage, The Causeway, Great Horkesley, Colchester, Essex. CO6 4EG.

'Skinflint Cottage' have provided us as agents with the privileged instructions to market this charming two bedroom detached cottage, dating back to the 15th Centaury and flooded with a wealth of period charm. character and historic features. Nestled along a picturesque road, surrounded by an abundance of green space and offering tranquil village living, this beautiful thatched cottage really is a hidden gem. Residing favourably in a prime North Colchester Position, in the ever popular village of Great Horkesley, it still remains within moments of an array of excellent transport links, amenities and schooling, all whilst still offering shelter in the form peace and quiet from Colchester's vibrant lifestyle.



Property Details.

Ground Floor

Kitchen



8' 6" x 7' 2" (2.59m x 2.18m) Stable door leading into kitchen, a fitted kitchen offer a range of fitted base and eye level cupboards, with drawers under and work surfaces over, inset stainless steel sink with drainer and mixer tap, space for cooker, radiator, breakfast bar, telephone point, window and stable door to rear aspect

Family Bathroom Suite



8' 6" x 7' 9" (2.6m x 2.4m) Low level W.C, pedestal hand wash basin with mixer tap, corner bath with mixer tap and shower attachment, radiator, mirrored walls and wood panelling, spotlights, window to rear aspect

Reception Room



16' 4" x 12' 2" (5m x 3.7m) Feature open fire place with exposed red brick chimney breast and hearth, exposed timbers and beams throughout, television point, window and door (not used) to front aspect, windows to side aspect

Dining Room



12' 2" x 10' 7" (3.7m x 3.2m) Log burner with exposed chimney breast, brick hearth and bressumer beam, exposed timbers and beams throughout, window and door (not used) to front aspect, stairs to first floor, further door to:

Utility Room

7' 9" x 4' 8" (2.4m x 1.4m) Roll edge worktop, coat hooks, plumbing for washing machine, space for fridge/freezer and microwave. wall mounted boiler, window to side aspect

First Floor

First Floor Landing

Exposed timber and beams, stairs to ground floor, split level with steps leading into:

Property Details.

Master Bedroom



10'8" x 8'5" (3.3m x 2.6m) Exposed brick feature wall, timber and beams throughout, fitted double wardrobe, window to side aspect

Bedroom Two



11'3" x 10'6" (3.4m x 3.2m) Two double fitted wardrobes, exposed feature brick wall, timber and beams, radiator, window to side aspect

Outside, Garden, Outbuildings & Parking



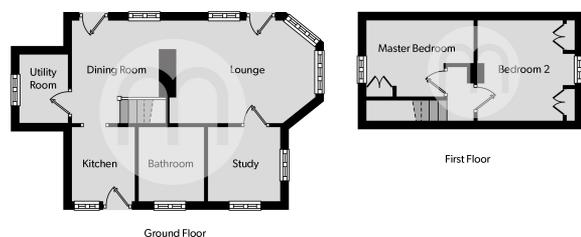
Residing on a generous plot, measuring approximately a third of an acre, it offers an abundance of outdoor space, cleverly divided into different sections. The property is accessed by a large block paved driveway, providing ample off road parking for multiple vehicles. A handsome brick wall with inset feature wheels and secure side gate provides access to an enclosed garden. The garden commences with a sizeable patio area, ideal for outdoor furniture and al-fresco dining. The remainder of the garden is predominantly laid to lawn and boundaries are formed by large hedge borders. A further section is available and is block paved throughout. An array of outbuildings can be found, as well as the benefit of a double garage.

Agents Note

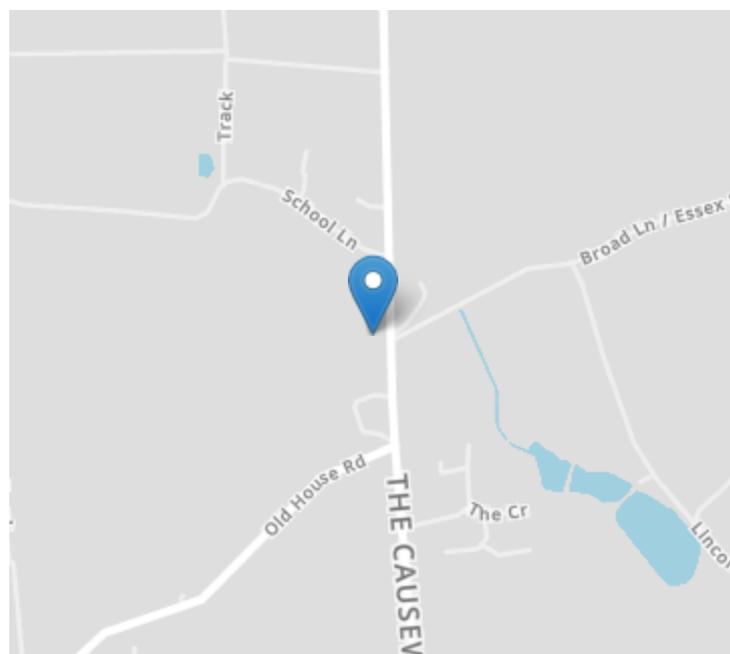
Please be advised the EPC Is awaited.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.