



- Highly South After Village Location 'Great Horkesley'
- Driveway For Two Vehicles
- Period Charm & Characterful Home
- Two Reception Rooms
- Living Room With Log Burner, Exposed Wooden Beams & Brick Wall
- No Onward Chain
- Two Generous Bedrooms
- Courtyard Style Garden
- Suitable For First Time Buyers And Working Professionals
- An Exclusive 19th Century Cottage

## 10 Brick Kiln Lane, Great Horkesley, Colchester, Essex. CO6 4EU.

\*\* Guide Price £250,000 - £260,000\*\* Nestled in the charming village of Great Horkesley, this delightful 19th-century cottage exudes character and timeless appeal, featuring beautifully exposed wooden beams and period details throughout. This unique cottage offers two double bedrooms and rests in a secluded setting on a private road. With further potential to enhance and personalise this property is ideal for working professionals and those with a love for historic homes. Great Horkesley provides excellent commuter links via Colchester North Station and A12.





# Property Details.

## Ground Floor

### Porch

Window to front aspect, built-in storage cupboard, door leading to:

### Living Room



11' 10" x 11' 2" ( 3.61m x 3.40m ) Window to front aspect, log burner, exposed wooden beams and brick wall, door to stairs/first floor, access into:

### Dining Area



12' 2" x 5' 11" ( 3.71m x 1.80m ) wooden beams, electric heater, door to:

## Kitchen



10' 6" x 7' 7" ( 3.20m x 2.31m ) Window and door to rear, range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, space for appliances, tiled floor, door to:

## Bathroom



Panel enclosed bath with shower over and screen, low level w.c., wash hand basin, tiled floor, obscure window to rear, electric heater.

## First Floor

### Landing

Airing cupboard, door to:

# Property Details.

## Bedroom One



17' 1" x 8' 2" ( 5.21m x 2.49m ) Two windows to rear, two eye level built-in cupboards, electric heater.

## Bedroom Two



12' 2" x 10' 10" ( 3.71m x 3.30m ) Window to front aspect, electric heater.

## Outside



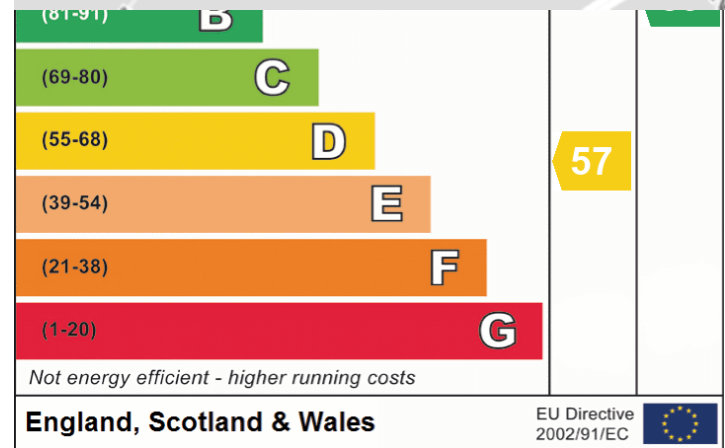
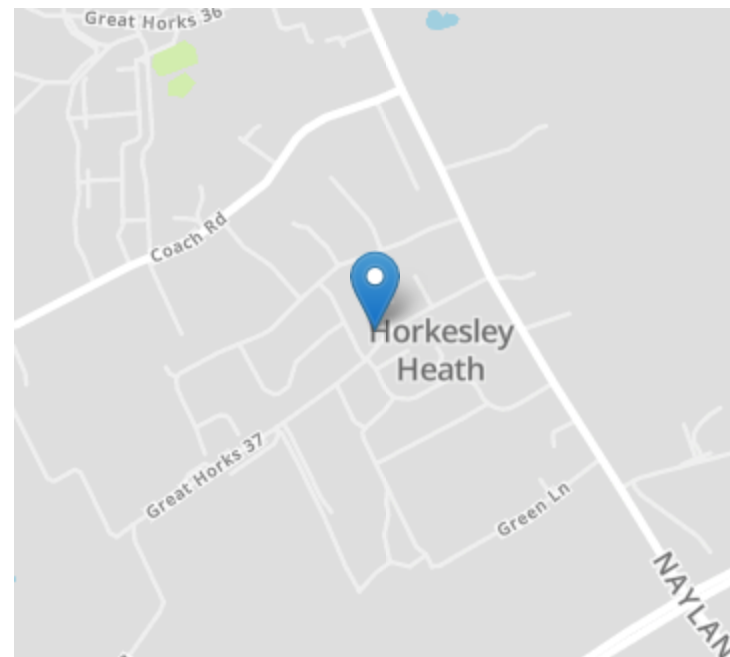
Outside, the property offers a charming courtyard-style garden with patio and shingle, enclosed by panel fencing, and includes a right-of-access gate to the neighbouring garden. The front of the property provides a driveway with space for two cars.

# Property Details.

## Floorplans



## Location



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.