



Braeburn Road, Great Horkesley

Positioned within a calm residential enclave on the edge of Great Horkesley, this detached house unfolds across three storeys, offering well-balanced accommodation defined by light, flow and a contemporary finish. A series of generous openings - most notably, the four-pane bi-fold doors with integrated blinds, to the garden and rooflights above - draw daylight deep into the home, creating a house that feels both open and quietly composed.

Offers in excess of £450,000

Braeburn Road

Great Horkesley, Colchester, CO6



- Detached, three-storey house of approx. 140 sq m (1,506 sq ft)
- Four bedrooms, including a top-floor principal suite with en suite
- Quiet, well-kept residential setting in Great Horkesley
- Light-filled kitchen/dining room with bi-fold doors to the garden
- Private rear garden with patio and lawn
- Close to countryside walks yet within easy reach of Colchester
- Separate sitting room with dual aspect bay windows
- Garage, car port and additional off-street parking

The Property

On entering the property into a central hall, the sense of space and light becomes immediately apparent. The home is neatly arranged from here. To one side lies the sitting room, a well-proportioned space anchored by 2 bay windows that frames views to the front and side bringing in soft, even light.

To the other side, the house opens into a bright kitchen/dining room. Fitted with modern cabinetry, integrated appliances and tri-stone kitchen worktops, the kitchen is arranged linearly, allowing for a clear, uncluttered workspace. A dedicated filtered drinking water tap and water softener have also been installed. A dining table sits naturally alongside the wide span of bi-fold doors, which, when opened, dissolve the boundary between inside and out. Rooflights above (installed as part of a replacement kitchen roof with a 20-year warranty) amplify the sense of volume and bring a gentle wash of daylight across the room throughout the day.

Upstairs, the first floor accommodates three bedrooms and a family bathroom. One of the rooms opens onto a small balcony, offering an elevated vantage point and a quiet spot for morning light. The second floor is given over to the principal bedroom - a generous, private suite with en suite bathroom, set beneath a distinctive roofline that lends character and enclosure. The principal bedroom benefits from a bespoke 'Sharps' fitted wardrobe, complemented by two further built-in wardrobes.

Additional storage is provided by two loft spaces, with the main loft boarded and fitted with ladder access.

Throughout, the interiors are calm and neutral, with a palette that emphasises light and proportion, allowing each space to feel both practical and considered.

The Outside

The rear garden is enclosed and private, arranged with a paved terrace directly outside the house for dining and gathering, and a lawn beyond. It is a simple, usable space, well-suited to both everyday living and entertaining.

To the side, a covered car port leads to a garage, providing sheltered parking and storage. The car port is secured by a 3.5m-wide electric 'Somfy' door (with two remote controls). The property also benefits from additional off-street parking and a neatly presented frontage with low-level planting and railings, contributing to the orderly feel of the street.

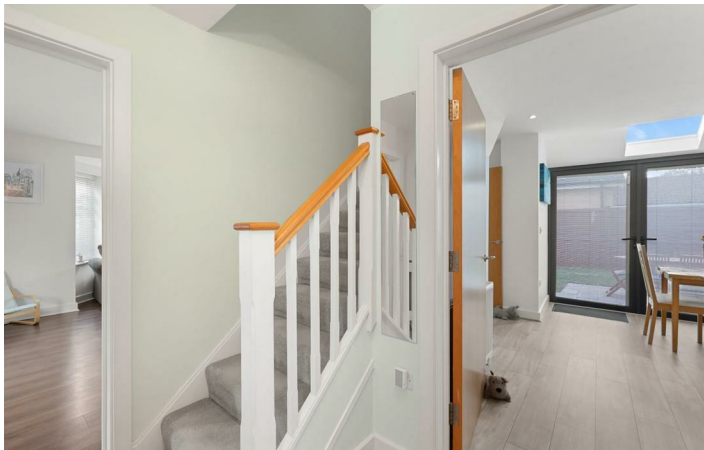
The Area

Great Horkesley sits just to the north of Colchester, offering a balance of village calm and town convenience. The surrounding countryside is easily accessible, with a network of footpaths and open landscapes that lend themselves to walking and cycling.

Colchester itself, a historic town with Roman origins, provides a broad range of amenities - from independent shops and cafés to larger retail and cultural venues, including galleries and theatres. Schooling in the area is well regarded, adding to its appeal for families.

For transport, Colchester North station offers regular services to London Liverpool Street, making the location viable for commuting, while the A12 is within easy reach for road connections further afield.

Further Information



Floor Plan



Total area: approx. 154.4 sq. metres (1662.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Braeburn Road, Great Horksley

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(81-91) A			(81-91) A		
(61-80) B			(61-80) B		
(41-60) C			(41-60) C		
(21-40) D			(21-40) D		
(11-20) E			(11-20) E		
(1-10) F			(1-10) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
G			G		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	