



## Braeburn Road, Great Horkesley

SOLD PRIOR TO MARKETING WITH GYLES & ROSE DISCREET SERVICES

Set within a peaceful residential enclave in Great Horkesley, this thoughtfully arranged townhouse unfolds across three floors, offering a series of light-filled, well-balanced spaces. Its defining feature is a generous open-plan kitchen and dining room, where overhead rooflights draw in shifting daylight throughout the day. Elsewhere, a calm, neutral palette and clean-lined finishes create a sense of quiet continuity, while multiple bedrooms and bathrooms lend the house an easy adaptability for family life.

Guide price £425,000

# Braeburn Road

Great Horkesley, Colchester, CO6



- Four well-proportioned bedrooms arranged across three floors
- Striking open-plan kitchen/dining space with large central island and rooflights
- Principal suite with en-suite shower room and fitted storage/dressing area
- Additional en-suite, family bathroom and ground floor WC
- Separate, generously sized sitting room with bay window
- Private, enclosed rear garden with patio and lawn
- Car port, garage and off-street parking
- Quiet, modern residential setting close to countryside

## The Property

You enter this beautiful home via a sheltered porch into a central hallway, from which the ground floor spaces extend with clarity and purpose. To the front, a comfortable sitting room is arranged around a broad bay window, allowing light to filter in and animate the room's soft, neutral tones. It is a relaxed, generous space, well suited to both everyday living and quieter moments.

To the rear, the house opens into a particularly impressive kitchen and dining room. A large central island anchors the space, paired with sleek cabinetry and integrated appliances. Above, a run of rooflights draws daylight deep into the home, shifting across the surfaces and lending a gentle brightness throughout the day. Glazed doors open directly onto the garden, strengthening the connection between inside and out.

The upper floors are arranged with a considered sense of privacy. Bedrooms are well-proportioned, some set beneath softly angled ceilings that give character and variation to the spaces. The principal bedroom is notably generous, with its own en-suite and a sense of separation from the rest of the house. Additional bedrooms are served by a family bathroom, while further en-suite facilities enhance flexibility for guests or family members.

Bathrooms are finished in a simple, contemporary manner, with clean tiling and understated fittings. Throughout, the interiors maintain a restrained, cohesive palette, allowing light and proportion to take precedence.

## The Outside

To the rear, a private garden is enclosed by fencing and softened by established planting. A paved terrace sits immediately outside the kitchen, offering space for outdoor dining, before giving way to a neat expanse of lawn. The garden is both manageable and well-contained, suited to family life or quiet retreat.

To the front, the house presents a composed brick façade, set within a tidy terrace of similar homes. A covered car port leads through to a garage, providing both parking and useful storage, with additional space available on the drive.

## The Area

Great Horkesley sits just to the north of Colchester, where the character of the countryside begins to take hold. The surrounding landscape is defined by open fields, woodland walks and quiet lanes, offering a slower pace while remaining well connected.

Colchester itself provides a wide range of amenities, from independent shops and cafés to cultural landmarks and restaurants. For transport, Colchester North station offers regular services to London Liverpool Street, making the area a practical choice for commuters. Well-regarded schools and nearby green spaces further enhance the appeal, creating a setting that balances convenience with a sense of calm.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band E

Construction - Brick

Mains Sewerage, Electricity and Water

Oil Fired Boiler



# Floor Plan



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 Horkesley

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>			(82 plus) <b>A</b>		
(61-81) <b>B</b>			(81-91) <b>B</b>		
(39-60) <b>C</b>			(69-80) <b>C</b>		
(15-38) <b>D</b>			(55-68) <b>D</b>		
(9-14) <b>E</b>			(39-54) <b>E</b>		
(1-8) <b>F</b>			(21-38) <b>F</b>		
(1-2) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	