

Oldhouse Farm,
Great Horkesley,
Essex



Strutt
& Parker

Land and property. Since 1885.

A secluded four-bedroom family home with beautiful country gardens and development potential, set in a sought-after village location.

The property
Oldhouse Farm is a splendid property offering almost 2,300 sq ft of comfortable accommodation arranged over two floors, and set in a peaceful position just outside the desirable village of Great Horkesley. While the house would benefit from some modernisation, it presents flexible living spaces with character features and excellent potential, complemented by delightful, well established gardens.

The ground floor flows from a welcoming entrance hall, with exposed brickwork and space for informal seating. There are three reception rooms, including a superb principal reception room extending to around 26 ft in length. This impressive space features exposed beams, a grand brick built fireplace and a triple aspect, allowing an abundance of natural light. To the rear, a separate sitting room offers a relaxing retreat, while the formal dining room, with French doors opening onto the garden, is ideal for entertaining. The kitchen is fitted with modern white units and offers space for a range of appliances, with a utility room providing further storage and practicality.

The first floor comprises four double bedrooms, including a generous principal bedroom with built in wardrobes and an en suite shower room. A spacious family bathroom serves the remaining accommodation.

Outside, a gravel driveway leads to the property and provides access to an impressive 60 ft outbuilding, providing versatile space for parking, storage or workshop use. The gardens are a particular highlight, featuring lawned areas, wrap around patio terraces for al fresco dining, a traditional brick built well and borders of mature trees, established hedging and colourful planting. The property occupies a peaceful, sheltered plot with open countryside beyond, creating a private and idyllic setting.



Location
The property lies in the small village of Great Horkesley, four miles north of Colchester and on the edge of the Dedham Vale area of Outstanding Natural Beauty. There are two local pubs, a post office a filling station and a garage, a primary school, village hall, a primary school, and village green. Colchester's historic city centre is just four miles to the south, with its excellent choice of shopping, restaurants, bars and cafés. The city also provides a wealth of leisure facilities and a wide range of schools, including the outstanding-rated Colchester County High School for Girls and the independent Colchester Prep and High School and Oxford House School. The area is well connected by road, with the A12 providing access towards Ipswich, Chelmsford and the M25. Mainline rail is available at Colchester, providing regular services to London Liverpool Street (50 minutes).

Postcode region: CO6

General
Local Authority: Colchester City Council
Services: Oil fired heating. All other services are mains connected.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,171 sq ft (202 sq m)
3 reception rooms
4 bedrooms
2 bathrooms
Garage/outbuilding
0.56 acres
Freehold
Village

Guide price £650,000

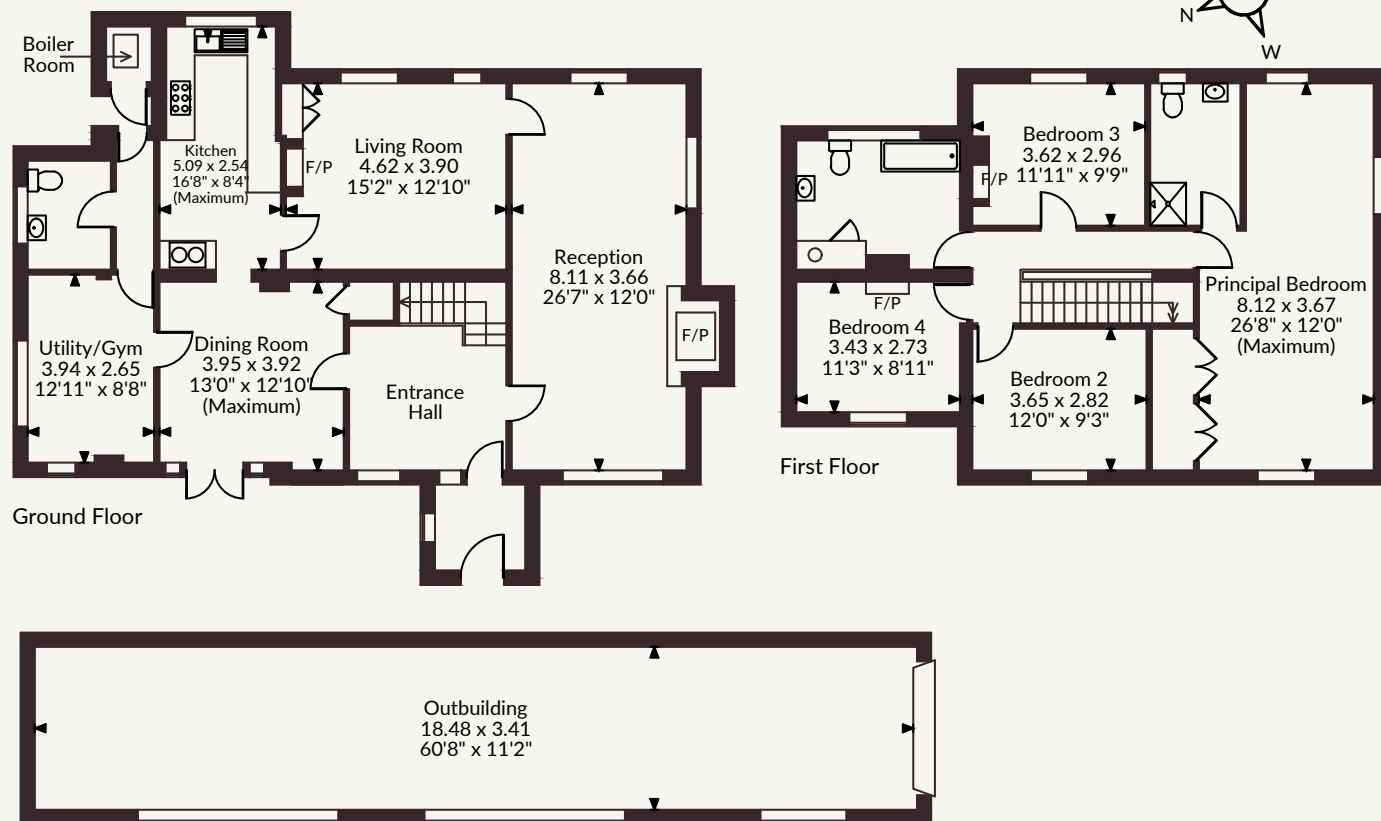


Oldhouse Farm Old House Road, Great Horkesley

Main House internal area 2,171 sq ft (202 sq m)

Outbuilding internal area 678 sq ft (63 sq m)

Total internal area 2,849 sq ft (265 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8695204/RIB

Strutt & Parker Chelmsford

Saxon House, 27 Duke Street, Chelmsford, Essex, CM1 1HT

01245 254600 | chelmsford@struttandparker.com



@struttandparker struttandparker.com

Strutt
& Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.