



DAVID
BURR

14 BARNFIELD ROAD
GREAT HORKESELEY, ESSEX

Colchester North Station 5 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Littlegarth Independent Preparatory School 2 miles. Stansted Airport approximately 56 minute drive.

- Detached, four double bedrooms providing versatile family accommodation
- Spacious sitting room with feature Stovax wood-burning stove
- Stylish open-plan kitchen/dining room with direct garden access
- Double-width pantry and frosted glass door to outside
- Landscaped tiered garden with established planting
- Summer house providing additional leisure or work-from-home space
- Garage with up-and-over door and double-width driveway
- Located within a popular and well-planned development
- Dedicated study, ideal for remote working
- Close to village amenities including school, shop, and pubs
- Excellent commuter links via A12 and Colchester North mainline station
- Within easy reach of Colchester town centre and wider facilities

14 Barnfield Road

Great Horkesley, Essex

14 Barnfield Road is a four-bedroom detached family home in the sought-after village of Great Horkesley, featuring spacious reception rooms, an open-plan kitchen/dining area with garden access, landscaped tiered gardens, and a garage with ample parking. Ideally positioned on the southern fringe of the village, it offers excellent local amenities, strong transport links, and easy access to Colchester, London, and the scenic Dedham Vale countryside.



SITUATION

Great Horkesley is a vibrant and well-served North Essex village, situated just a short distance from the bustling centre of Colchester. The village offers a welcoming community feel, with excellent local amenities including a primary school, village shop, public houses, and countryside walks on the doorstep. Its position on the southern fringe ensures a balance between rural tranquillity and easy access to urban facilities.

The property is particularly well placed for commuters, with excellent transport links into Colchester, Chelmsford, and beyond via the A12. Mainline rail services from nearby Colchester North station connect swiftly to London Liverpool Street, while Stansted Airport is within comfortable driving distance. With excellent schools, both state and independent, as well as close proximity to Dedham Vale and Constable Country, the location offers a superb blend of convenience, education, and leisure.

DESCRIPTION

14 Barnfield Road is an attractive four-bedroom detached family home set within a sought-after, thoughtfully designed development on the southern edge of the highly regarded North Essex village of Great Horkesley. The property combines modern living spaces with characterful touches, creating a home that is both versatile and inviting. The accommodation begins with a welcoming entrance hall, complete with stripped wood-effect flooring, cloaked storage, and a well-presented cloakroom. The ground floor features two appealing reception rooms, including a sitting room centred around a Stovax wood-burning stove, complemented by oak staircase detailing and UPVC double glazing.

A highlight of the home is the open-plan kitchen/dining room, fitted with a peninsular unit and double-width pantry, with double doors opening directly onto the rear garden. This seamless flow to the landscaped outdoor space makes it an ideal setting for both family life and entertaining. Upstairs, four generously proportioned double bedrooms provide flexible family accommodation. The gardens are designed in a tiered layout with

established planting and the bonus of a summer house, offering charm and practicality in equal measure. Further benefits include a garage with up-and-over door and a double-width driveway to the front.

VIEWING: Strictly by prior appointment only through DAVID BURR.

POSTCODE: CO6 4TR

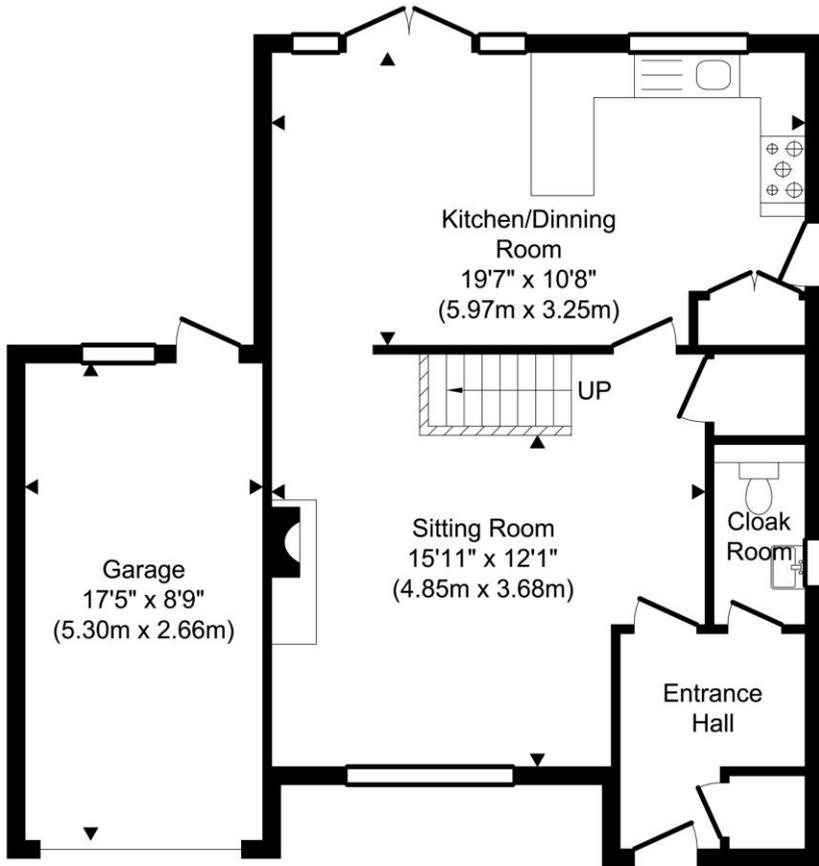
IMPORTANT AGENTS NOTE: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222). **BAND:** D

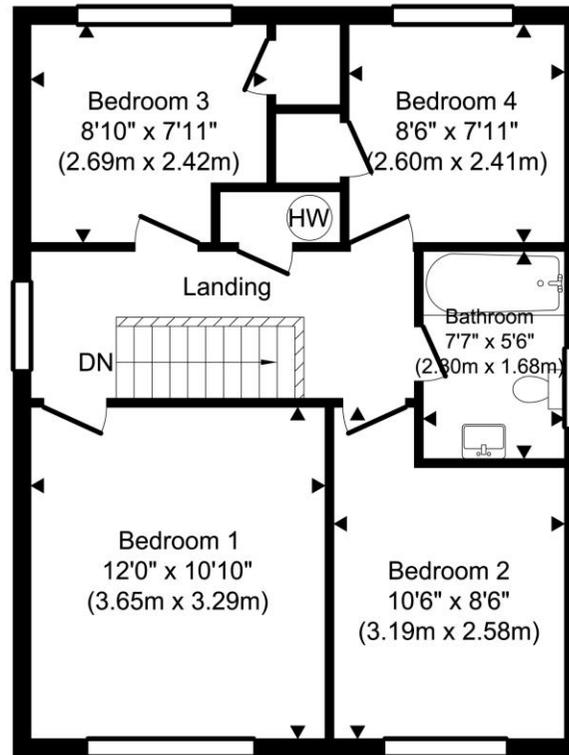
SERVICES: Mains water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC: Pending. A copy of the energy performance certificate is available on request.

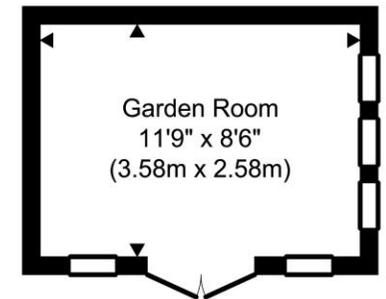




Ground Floor
Approximate Floor Area
686.41 sq. ft.
(63.77 sq. m)



First Floor
Approximate Floor Area
509.56 sq. ft.
(47.34 sq. m)



Outbuilding
Approximate Floor Area
99.35 sq. ft.
(9.23 sq. m)

TOTAL APPROX. FLOOR AREA 1295.32 SQ.FT. (120.34 SQ.M.)

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