



Plot 1 La Vue Abberton Road, Colchester, CO2 0JU

£695,000



- 01 HAWTHORN
Plot One
- 02 JUNIPER
Plot Two
- 03 ASPEN
Plot Three
- 04 ROWAN
Plot Four



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£695,000



At La Vue. An exclusive new collection of astounding single storey homes designed to convey both status and elegance within an idyllic rural setting.

Positioned in the highly sought-after village of Layer-de-la-Haye, a location synonymous with attractive properties, these beautiful homes are unquestionably authentic, enjoy beautiful views and will impress from the first glance through to the finest detail.

WELCOME TO LA VUE

Imagine discovering your own private hideaway tucked away from the public eye. Conceived for discrete, refined lifestyles, La Vue is a beautifully-designed collection of four spellbinding homes, combining the very best in traditional materials, exceptional craftsmanship and contemporary styling.

Approaching the collection via a curved private driveway bordered by attractive verges, residents will find La Vue's distinctive homes positioned tastefully around a broad central island, carefully planted with pleasant shrubs which will provide year round colour and definition.

Sheltered from the main road and nearby residencies, La Vue is a retreat of sophisticated design and intelligent use of space, set against an enviable backdrop of rolling green fields and the impressive panorama of the Essex countryside.

At a glance, you can see each property is unique. External surfaces are meticulously clad in distinctive weatherboard or faced with multi-stock brick, while spectacular glazed elevations emphasise the space and structure. External doors are contemporary, all frames feature a sleek, dark grey finish, and sheer slate roofs are punctured by inspired rooflight windows.

Every property has been carefully considered with expert design and attention to detail, providing tranquil landscaped plots with modern paved areas, turfed garden lawns and separate double garages. Thoughtfully-chosen shrub plantings and trees are complemented by enhanced hedgerows for additional seclusion – all of which will ensure residents find these homes are private and inspirational places to live.

Stylish, sophisticated and splendid

All the homes at La Vue are of sensational quality both inside and out. Embodying an ethos of imaginative and innovative design combined with outstanding craftsmanship, these interiors have been planned with a deep appreciation of superior materials and elegant surfaces, with an impressive use of natural light throughout the homes.

When you encounter the unique residencies at La Vue, what strikes you first is the incredible sensation of space as you move through their interiors. Living areas have vaulted ceilings and expansive glazed gable sections, kitchen/dining rooms feature face brickwork walls, and beautiful bi-fold doors allow a blend of indoor and outdoor spaces, encouraging broad sight-lines and a seamless connection to the generous gardens and patio areas.

Built on one level, these homes have been intelligently designed to separate private and shared areas within the home. The thoughtful layouts offer expansive spaces for eating, talking and socialising, as well as softer, more intimate environments for privacy and relaxation, all complemented by luxury sanitaryware, the highest quality fittings and incredibly designed kitchens. You'll see creative use of materials wherever you look, varying the textures and tones across floors, walls, doors, fitted units and fixtures. The finest quality timber, stone, concrete and brickwork, completed to a premium standard, creates a sense of tactility and vitality at every turn, showing how these homes represent the cutting edge of contemporary design and craftsmanship.

Some more information

Defined by an intelligent use of space and light, this incredible family home will surprise and amaze you, family and friends and at every turn. Entering through the flush threshold front door, you find a wide vestibule hall with plenty of space to leave coats and shoes, while double-doors lead you onward over high-grade floor tiles directly into the open-plan kitchen and dining area. The beautiful kitchen area is bathed in natural light by both the stylish bi-fold glazed doors that make up the entire back wall and the large apex roof-light in the centre of the vaulted ceiling

above the breakfast bar – accentuating the quality kitchen units and pristine work surfaces.

Further double glazed oak veneer doors provide a grand yet modern walk-through experience into the well-proportioned living room with high ceiling and a floor-to-apex glazed gable overlooking the private rear garden and patio area. Walls are in modern neutral colours to accommodate residents' personal touches.

The private rooms are grouped, with the substantial principal bedroom suite and dressing area complemented by an en-suite. There are two further good-sized double bedrooms, a sleek designer family bathroom and a separate cloakroom conveniently positioned near the main shared area.

Outside, this striking home is fronted with a characterful mix of brickwork and contemporary vertical timber cladding, combining traditional materials with modern design concepts to create a truly unique place to live.

Entrance Hallway

12'5" x 6'1" (3.79m x 1.87m)

Living Room

21'7" x 16'5" (6.60m x 5.02m)

Kitchen Dining Room

24'5" x 15'8" (7.46m x 4.80m)

Utility Room

7'8" x 5'8" (2.35m x 1.75m)

Cloakroom

5'6" x 3'9" (1.68m x 1.16m)

Master Bedroom

14'10" x 12'11" (4.54m x 3.96m)

En-suite

8'10" x 5'10" (2.70m x 1.80m)

Bedroom Two

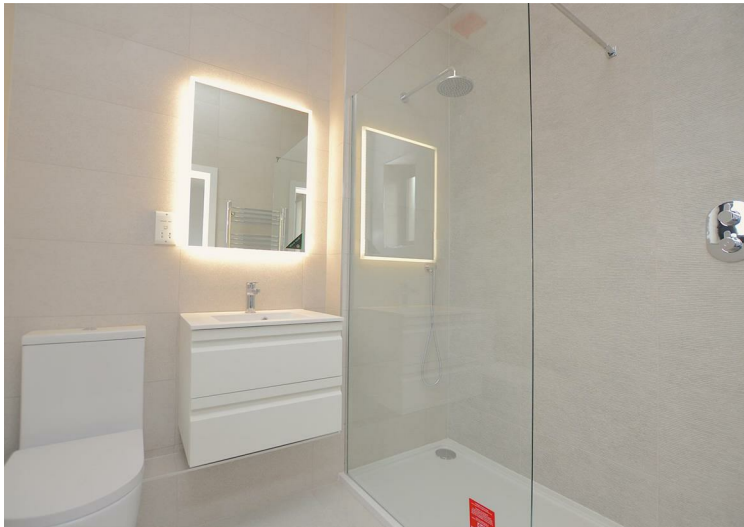
15'1" x 10'3" (4.60m x 3.14m)

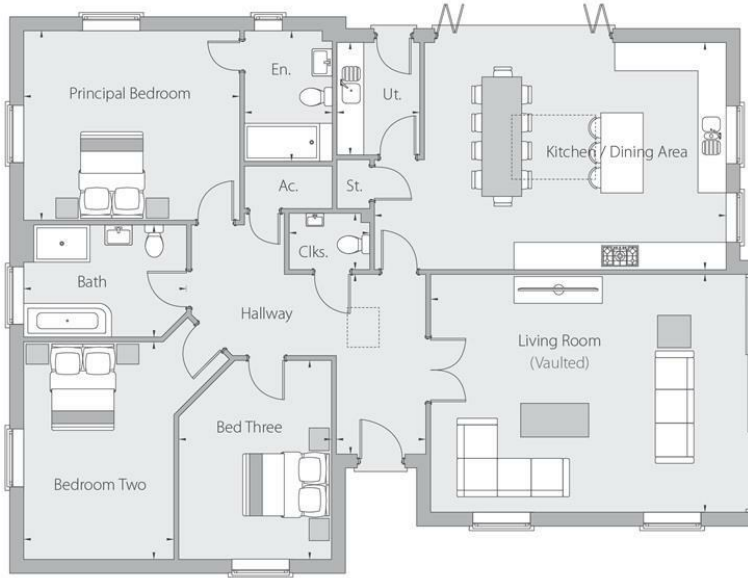
Bedroom Three

13'9" x 10'5" (4.20m x 3.20m)

Bathroom

11'1" x 7'8" (3.40m x 2.35m)





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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