



78 HIGH ROAD

Layer-de-la-Haye | Essex



Chapman Stickels

78 HIGH ROAD LAYER-DE-LA-HAYE COLCHESTER, CO2 0DT

Colchester Mainline Station - 4 miles
Mersea Island - 6 miles
Tiptree - 7 miles

- Entrance hall / study • Dining room • Living room •
- Kitchen / breakfast room • Utility room • Bathroom •
- Three double bedrooms • Cloakroom •
- Rear gardens • Home office • Off-road parking •

The Property

78 High Road is an unlisted period cottage which is believed to date from the the mid-19th century. Occupied by the current owners for over 35 years, the cottage has been sympathetically modernised, yet numerous features have been preserved which includes its distinctive range of arched front windows.

Set back from the road, the cottage is accessed via a large entrance hall / study with parquet flooring, with a modernised family bathroom (with separate shower) beyond. Open studwork leads into the spacious double reception room, where a central red brick fireplace defines the sitting room and dining room. Giving views over the rear cottage garden, the kitchen / breakfast room with slate tile flooring is fitted with numerous base and eye level units, oak worktops and integral appliances including fridge/freezer, double oven, hob and dishwasher. The adjoining utility room is fitted with full-height cupboards, further oak worksurfaces and plumbing for a washing machine.

The first floor provides three double bedrooms and a cloakroom, with Bedroom one offering ample storage and Bedroom three giving further views over the secluded rear garden. The spacious cloakroom provides scope for a bathroom or shower room.

Outside, the house is recessed from High Road via a low brick wall and a front garden, with dual access to the south-east facing rear garden. Parking for one vehicle is to the front of the property, as well as two further spaces to the rear which is accessed via a private drive (Oaks End).

A CHARACTERFUL COTTAGE WITH OFF-ROAD PARKING AND HOME OFFICE, SITUATED WITHIN THE POPULAR VILLAGE OF LAYER-DE-LA-HAYE



The secluded rear garden is laid to lawn with a stone sun terrace which is bordered by established shrubs and flower beds. A detached garage has been converted into a home office, providing electricity and heating.

Agent's Note

The parking area to the rear is accessed via a shared private driveway (Oaks End).

Location

Laver-de-la-Haye is a peaceful village located a short drive from Colchester. The village offers an excellent primary school, two public houses and a village shop. Abberton Reservoir is just 2 miles away, offering miles of countryside walks. The cottage is just a 5-minute walk from the Roman River Nature Reserve, and a 3-minute drive from Kingsford Park Bannatyne Health Club and Spa, and Birch Grove Golf Club. The nearby Colchester town centre supplies a variety of shops, restaurants and leisure facilities, with a direct link to London Liverpool Street Station in only 47 minutes.

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority and Council Tax Band

Colchester Council

Tax Band D

EPC

Current D(56). Potential C(80).

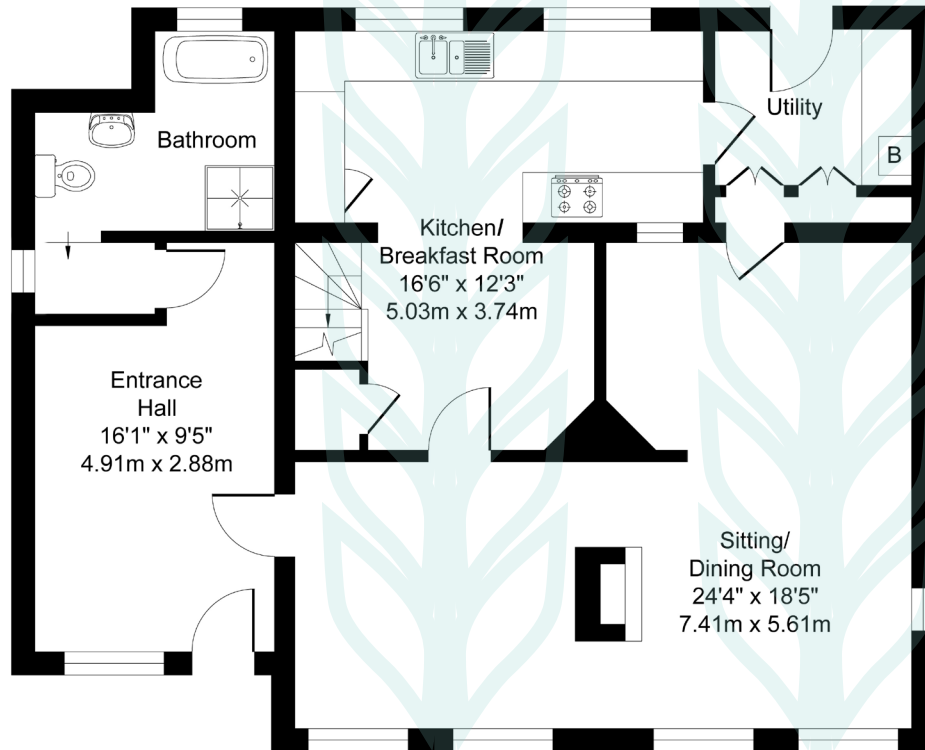


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Approximate Floor Area

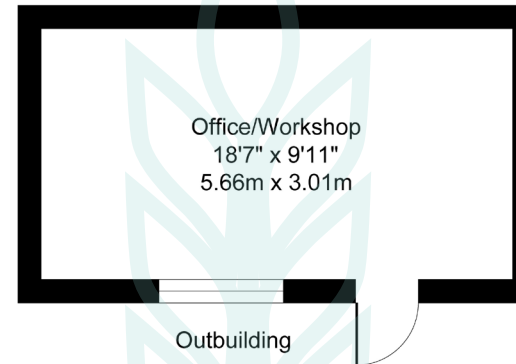
Main House - 1368 sq. ft / 127.05 sq. m

Outbuilding - 183 sq. ft / 17.03 sq. m

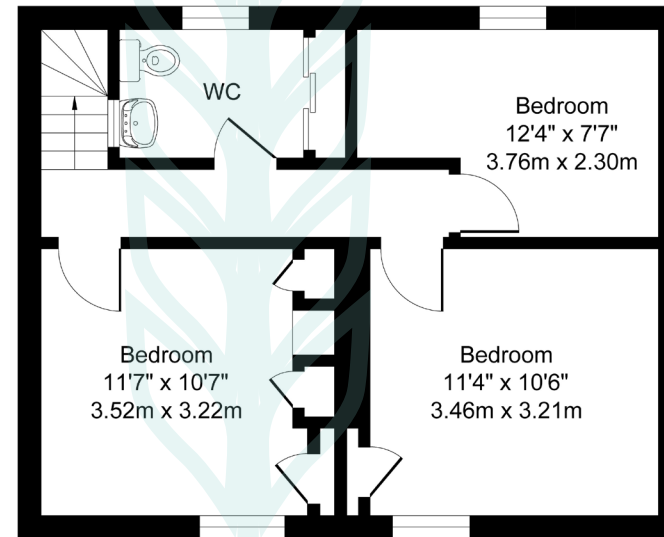


Ground Floor

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Outbuilding



First Floor



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels

ben@chapmanstickels.co.uk

Cleo Shiel

cleo@chapmanstickels.co.uk



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