

oakheart



£850,000

Asking Price

Abberton Road, Layer-de-la-Haye



Nestled in a picturesque village setting of Layer-de-la-Haye, this versatile four-bedroom detached residence beckons with its well-thought-out design, emphasizing predominantly ground-floor living. Commanding an elevated position, the property boasts sweeping country views across a sprawling plot that exceeds 1 acre, defining it as a highly sought-after haven.





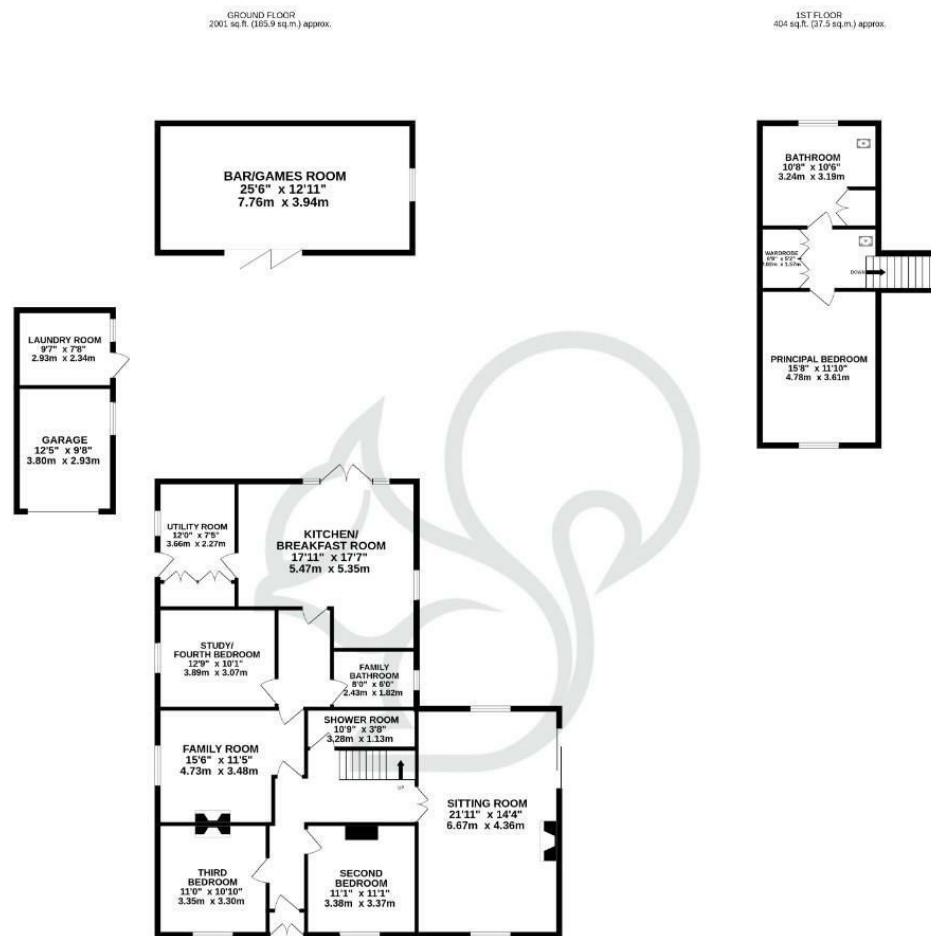












**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	<b>60</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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