

oakheart

£975,000

Layer Breton Hill, Layer Breton



Nestled in the desirable village of Layer Breton, to the South-West of Colchester, this exceptional four-bedroom, three-bathroom detached family residence offers over 3,000 sq ft of beautifully presented internal accommodation, finished to an exacting standard throughout. Perfectly positioned to enjoy uninterrupted views over adjacent fields, this home combines luxurious modern living with the tranquillity

of village life, all within easy reach of excellent local schools, amenities, and transport links. The property benefits from having no onward chain.

















**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### 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>		
(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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