

oakheart



£850,000

Les Bois, Layer-De-La-Haye



Located within the sought-after Les Bois development in Layer-de-la-Haye, this substantial five-bedroom detached home with a double garage offers generous and flexible accommodation in a picturesque Essex village setting, ideal for growing families or those seeking space to work and entertain from home.

The ground floor features excellent proportions, including two separate living rooms, a sun room, formal dining room, and a dedicated study, making it ideal for family living, entertaining and home working. The kitchen, with adjoining utility room and internal access to the double garage, provides a practical layout with clear potential for modernisation or personalisation.

Upstairs are five double bedrooms, offering flexibility for families or guests. The principal bedroom benefits from a dressing area, while three bathrooms—a family bathroom, en-suite and additional shower room—ensure comfort for all.

Layer-de-la-Haye is well regarded for its strong community feel, highly rated primary school, pre-school, two village pubs, and proximity to Abberton Reservoir. Regular bus services connect to Colchester, with mainline rail links to London available from Colchester North and Marks Tey.

Outside, the home sits within established gardens, enjoying privacy, a broad

driveway, and excellent scope to tailor the property into a bespoke family home within one of the village's most desirable developments, complemented by mature planting and a peaceful setting.

Agents Note:

A management charge of approximately £600 per annum applies.













