

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.

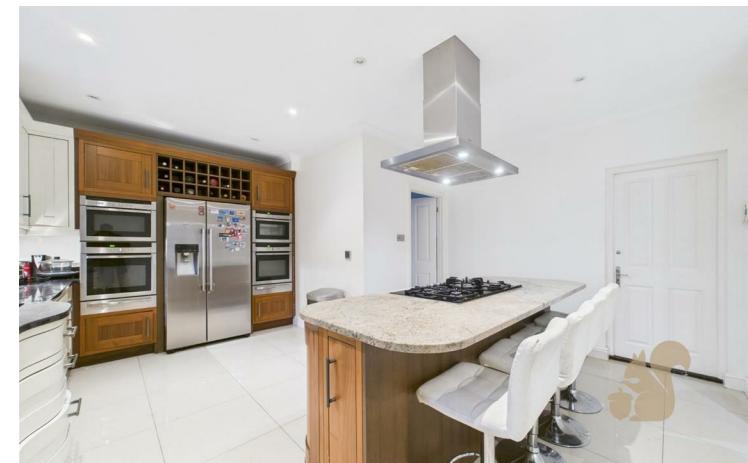
Layer-de-la-Haye is well regarded for its strong community feel, highly rated primary school, pre-school, two village pubs, and proximity to Abberton Reservoir. Regular bus services connect to Colchester, with mainline rail links to London available from Colchester North and Marks Tey.

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

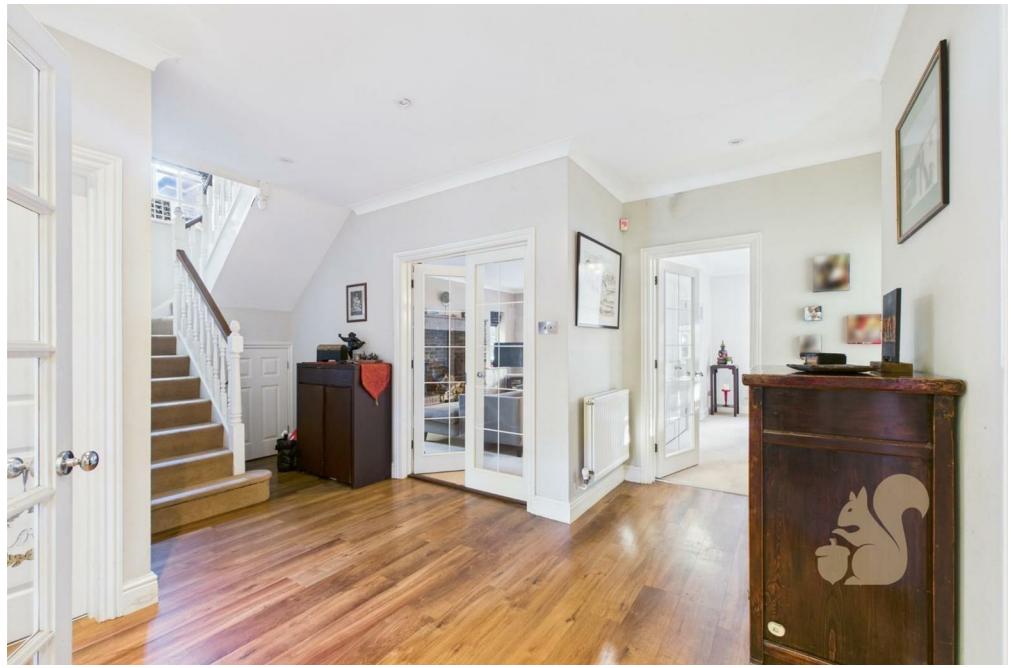
driveway, and excellent scope to tailor the property into a bespoke family home within one of the village's most desirable developments, complemented by mature planting and a peaceful setting.

Agents Note:

A management charge of approximately £600 per annum applies.











Ground Floor



Floor 1

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

Approximate total area⁽¹⁾

244.9 m²
2636 ft²

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



(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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