



**The Lapwing, Monarch Rise, Off The Folley, Layer-De-La-Haye,
Colchester CO2 0JA**

welcome to

The Lapwing, Monarch Rise, Off The Folley, Layer-De-La-Haye Colchester

THE LAPWING - A spacious 5-bedroom family home boasting over 2100sqft with a separate double garage and parking. The hallway gives access to the living room, family area, study and W/C. The kitchen/dining area can be accessed through the family area, and has a separate utility adjoining. Two sets of French doors lead to the large garden.



Layer de la Haye perfectly balances rural tranquillity with excellent connectivity.

This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region.

The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



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The Lapwing, Monarch Rise, Off The Folley, Layer-De-La-Haye, Colchester

- Five bedroom detached home
- Open plan kitchen/dining/family area
- Separate living room
- Ensuite to master bedroom
- Study

Tenure: Freehold EPC Rating: Exempt

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121055 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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