



8 High Road
Layer de la Haye, Essex

**DAVID
BURR**



8 High Road, Layer-de-la-Haye, Colchester, Essex, CO2 ODS

Layer-de-la-Haye is a popular village located in the Roman River Valley conservation area close to the ancient town of Colchester and its wide range of amenities including a main line rail link to London Liverpool Street. Layer itself offers a range of services including a primary school, village shop, church, village hall and two public houses. The village sits close to Abberton Reservoir with its wild birds sanctuary and panoramic scenery, the ideal place to take a walk.

Situated on the High Road is a five bedroom (one en-suite) detached property understood to date from the 1990's and enjoying a central village location within the highly regarded North Essex village of Layer de la Haye. Lying within walking distance access of the village shop, the Layer Fox public house and the well-regarded village primary school. Set behind a classically styled brick exterior with recently replaced UPVC heritage grade, grained effect windows and offering accommodation schedule in excess of 1,800 sq. ft. arranged via two ground floor reception rooms with an open aspect kitchen / breakfast room. Offering notable retained features including a hand-built oak front door and leaded light side panel, a stone fireplace, UPVC framed double doors, a dual aspect kitchen / breakfast room and five first floor bedrooms. Further benefits to the property include a detached double garage, ample private parking accessed via a gated private driveway with further shingled parking area set to the front and established well screened East facing gardens with established planting and offering considerable privacy.

A five bedroom (one en-suite) detached property enjoying a central village location within Layer de la Haye. Offering an accommodation schedule of approximately 1,800 sq. ft arranged via two ground floor reception rooms with further benefits including a double garage, parking and established, well screened rear gardens.

A hand-built oak door with side leaded light glass screen panel opens to:

ENTRANCE HALL: (3.19m x 3.02m) With staircase rising to first floor accommodation, door to useful under stair storage recess and panelled door to:

SITTING ROOM: (5.87m x 3.92m) Afforded a dual aspect with casement window range to side and UPVC framed double doors to rear opening directly to the garden. The focal point of the room is a central stone fireplace with wooden surround with mantel over.

KITCHEN/DINING ROOM: (3.93m x 3.02m) With casement window to rear and door to kitchen/breakfast room enjoying an attractive dual

south easterly aspect fitted with an extensive range of base and part glass fronted wall units with oak doors and drawer fronts, with preparation surfaces over and upstands above. Single sink unit with vegetable drainer unit to the side, mixer tap above and fitted with a range of appliances including a Hotpoint oven, four ring induction hob, extraction hood above and space for a base level fridge and dishwasher. The kitchen units comprise a matching range of soft close cutlery drawers, shelving units, glass fronted wall units and full height larder store. Tiled flooring throughout, dado rail and space for an American style fridge/freezer. Door to:

UTILITY ROOM: (2.63m x 2.16m) Complete with a matching range of base and wall units with preparation surface over and tiling above.

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Stainless steel single sink unit, with mixer tap over, casement window to the front and space and plumbing for washer machine and dryer, also housing gas fired boiler. Half height panelled door opening to outside.

STUDY: (2.80m x 2.71m) A generously proportioned study enjoying an attractive aspect across the front elevation with casement window.

CLOAKROOM: (1.65m x 0.97m) Partly tiled, floor with half height tiling and fitted with ceramic WC and wash hand basin.

First Floor

LANDING: With hatch to the loft and door to linen store with useful fitted shelving and housing water cylinder.

BEDROOM 1: (3.93m x 3.93m) With casement window affording aspect across the rear gardens and door to:

EN-SUITE SHOWER ROOM: (1.84m x 1.80m) With half height tiling and fitted with ceramic WC, pedestal wash hand basin and fully tiled, separately screened shower with shower attachment. Heated towel radiator and frosted glass casement window to side.

BEDROOM 2: (3.93m x 2.94m) With casement window affording an attractive aspect across the established, well screened rear gardens.

BEDROOM 3: (3.92m x 3.34m) With casement window set across rear elevation and part mirror fronted wardrobe units.

BEDROOM 4: (3.71m x 2.74m) With casement window range to front.

BEDROOM 5: (2.86m x 2.19m) A versatile room currently being utilised as a dressing room with part glass fronted fitted wardrobe units and casement window to front.

FAMILY BATHROOM: (2.23m x 1.81m) With half height tiling and fitted with WC, pedestal wash hand basin and bath. Frosted glass casement window to front.

Outside

The property enjoys an attractive situation on the High Road, approached via a shingle driveway with perennial border hedge lined to front and side, further border planting and driveway space for approximately two vehicles. Double gates open to a further shingle parking area with space for an additional two/three vehicles and direct access to:

DOUBLE GARAGE: (5.51m x 5.10m) With electric up and over door to front, with light connected and power with personal door to side.

The gardens enjoy a particularly attractive rear aspect with a central expanse of lawn bordered by fledgling and mature shrubs / plants, mature trees providing a wealth of colour adorned with a further area set behind the garage with a timber framed external store and pyracantha planting.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

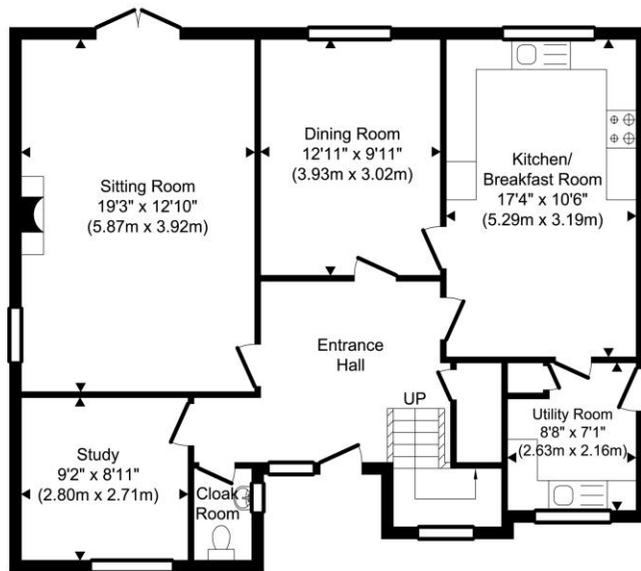
WHAT3WORDS: ///safely.empty.arrive

LOCAL AUTHORITY: Colchester City Council, Rowan House 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND:** F.

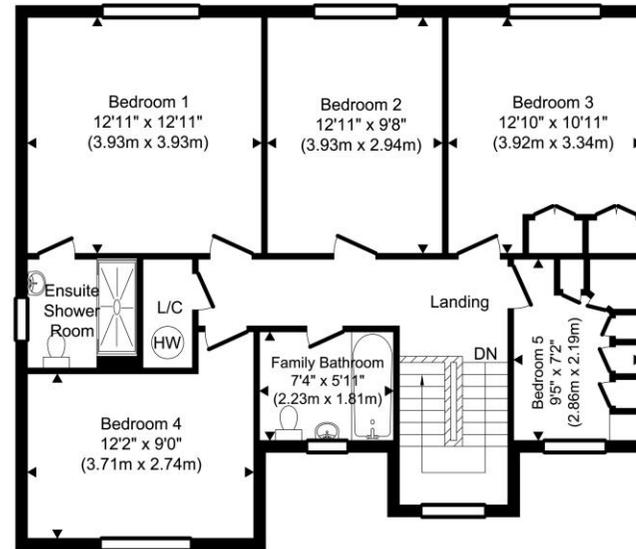
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VIEWING: Strictly by prior appointment only through DAVID BURR.

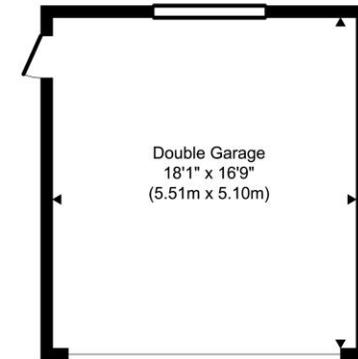
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Ground Floor
Approximate Floor Area
892.22 sq. ft.
(82.89 sq. m)



First Floor
Approximate Floor Area
871.33 sq. ft.
(80.95 sq. m)



Outbuilding
Approximate Floor Area
302.46 sq. ft.
(28.10 sq. m)

TOTAL APPROX. FLOOR AREA 2066.02 SQ.FT. (191.94 SQ.M.)
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