



DAVID
BURR

DORMERS
LAYER-DE-LA-HAYE, ESSEX



Colchester North Station 5 miles, train journey time to London Liverpool Street from 50 minutes. A12 8 miles, Marks Tey station 6 miles. Stansted Airport approximately a 59-minute drive.

- An unlisted, detached five-bedroom period home full of character
- Approx. 2,500 sq ft of internal space across main house and annexe
- Comprehensive and sympathetic restoration with exacting attention to detail
- Stunning open-plan kitchen/dining room with triple aspect and oak worktops
- Triple-aspect sitting room with inglenook fireplace and French doors to garden
- Dedicated home office/study with period features.
- Principal bedroom with en suite and dressing room
- Three further double bedrooms served by a stylish family bathroom
- Self-contained one-bedroom annexe with sitting area, kitchenette, and en suite
- Private, well-tended gardens with large lawn, terrace, and mature planting
- Off-road parking for multiple vehicles on triple-width driveway
- Sought-after village location near Colchester and Abberton Reservoir

DORMERS

Layer-de-la-Haye, Essex

Dormers is a beautifully restored and extended five-bedroom detached period home with a separate annexe, set on a peaceful no-through road in the highly sought-after village of Layer-de-la-Haye. Blending character features with modern finishes, it offers over 2,500 sq ft of high-specification living space, secluded gardens and excellent access to Colchester, local amenities, and countryside walks.



SITUATION

Layer de la Haye is a quintessential North Essex village that offers both idyllic rural living and practical convenience. Situated just 4 miles south of Colchester, it provides excellent access to mainline rail services to London Liverpool Street (from Colchester station in under an hour), the A12 corridor, and a wide range of cultural, shopping, and leisure amenities. The village itself has a strong community spirit, with an outstanding-rated primary school, a popular pub, and a well-stocked village store.

Nature lovers and outdoor enthusiasts will appreciate the proximity to Abberton Reservoir Nature Reserve, a haven for birdwatchers and walkers alike, while the surrounding countryside offers scenic routes and bridleways ideal for families, cyclists, and dog walkers. The location also places you within easy reach of excellent secondary schools, independent schools, and the Essex coast, offering a lifestyle that balances peaceful country living with quick access to urban facilities.

DESCRIPTION

Tucked away along a tranquil no-through country lane, *Dormers* is a beautifully restored and extended four-bedroom detached period home, offering a rare opportunity to acquire a residence of exceptional character and quality in the sought-after North Essex village of Layer de la Haye. Unlisted and occupying a generous plot with well-screened gardens, this charming home blends timeless heritage with refined contemporary finishes. The property extends to approximately 2,500 sq ft across two floors, and also includes a self-contained, timber-clad single-storey annexe—ideal for guests, extended family, or independent living.

The main house opens into a spacious entrance hallway adorned with exposed timbers, a bespoke oak staircase, and a timber-framed partition leading into a dedicated study. The study features stripped timber flooring, replacement timber-framed casement windows, and a distinctive (sealed) period fireplace—making it a refined space for working from home. The heart of the home is the superb open-plan, triple-aspect kitchen/dining room, perfectly designed for entertaining. This area features an

extensive range of hand-painted shaker-style cabinetry with oak worktops, a central preparation area, and high-quality integrated appliances. Adjacent is a characterful inner hall which leads to the spacious, triple-aspect sitting room. This room is truly atmospheric, showcasing an inglenook fireplace with herringbone-patterned brickwork, exposed beams, and french doors that open onto the rear garden terrace.

Additional ground floor accommodation includes a thoughtfully designed cloakroom with high-specification sanitaryware and finishes, as well as a utility room fitted with matching Shaker-style units and oak surfaces—offering ample storage and workspace. On the first floor, the property offers four generously sized double bedrooms, including a sumptuous principal suite with its own dressing room and stylish en suite shower room. The remaining bedrooms are all well-appointed and are served by a large, tastefully designed family bathroom.

The property is further enhanced by a separate single-storey annexe, finished in timber cladding, and offering both internal and private external access. The annexe comprises a sitting room/kitchenette, double bedroom, and a modern en suite bathroom, making it ideal for multi-generational families, visiting guests, or as a potential income-generating asset.

Externally, *Dormers* boasts a substantial and beautifully maintained plot. The front aspect features a triple-width gravel driveway providing ample off-street parking, flanked by well-tended lawns. The rear and side gardens are private and well-screened, with a large central lawn, mature trees and shrubs, multiple timber-framed storage outbuildings, and a paved terrace—perfect for alfresco dining and summer entertaining.

POSTCODE: CO2 0JN

IMPORTANT AGENTS NOTE:

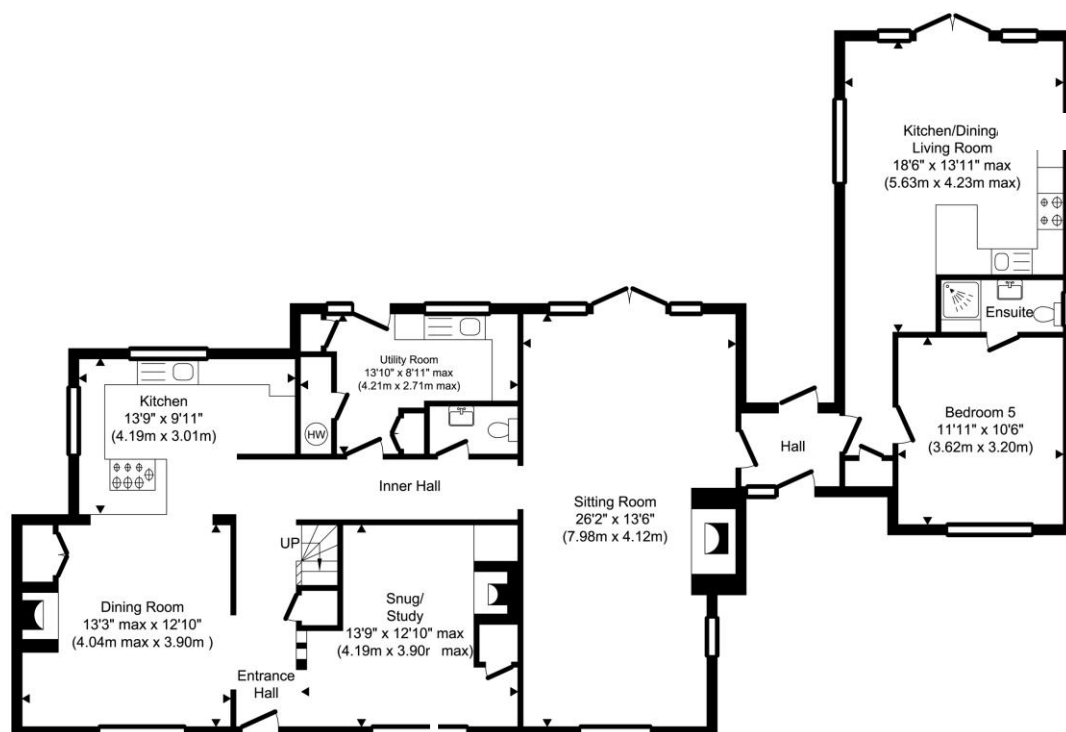
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Colchester Borough Council, 33 Sheepen Road, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** F

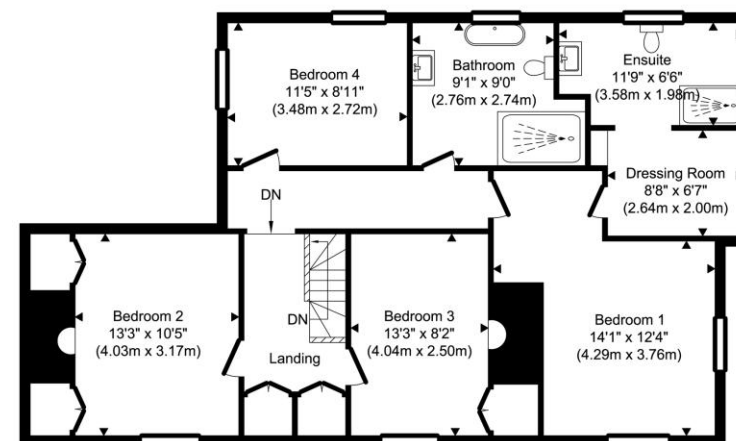
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water and electricity are connected. Private drainage. Air source heat pump and bottled LPG heating to annexe. **NOTE:** None of these services have been tested by the agent.





Ground Floor
Approximate Floor Area
1530.62 sq. ft.
(142.20 sq. m)



First Floor
Approximate Floor Area
995.98 sq. ft.
(92.53 sq. m)

TOTAL APPROX. FLOOR AREA 2526.61 SQ.FT. (234.73 SQ.M.)
Produced by www.chevronphotography.co.uk © 2025







Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888