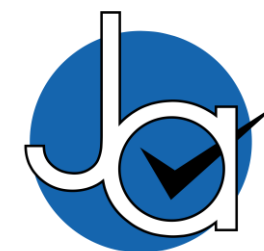




**5 bedroom
Detached
House located
in Layer-de-la-
Haye.**

Guide Price
£800,000 - £850,000

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JOHN ALEXANDER
ESTATE AGENTS

High Road Layer-de-la-Haye Colchester CO2 0EB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £800,000 TO £850,000

Nestled in the tranquil setting of Layer-de-la Haye, this exquisite five-bedroom detached house epitomizes luxury and comfort. The property boasts an elegant façade with a grand entrance leading into a spacious hallway. Each bedroom provides generous proportions and the open-plan kitchen and dining area is a culinary delight, featuring high-end appliances and a sleek, modern design, flowing seamlessly into a bright and inviting living space.

THE APPROACH

The property is set back on a generous plot, with a spacious gravel driveway providing ample parking, leading to a detached garage. Lush greenery and well-placed planters enhance the aesthetic, creating an inviting ambiance that sets the tone for the beauty within.

STEP INSIDE

Step into the epitome of refined living with this meticulously designed residence, where every detail is crafted for elegance and comfort. The ground floor welcomes you through a spacious reception hall, leading to a magnificent living room that bathes in natural light, perfect for both intimate gatherings and grand entertaining.

The ground floor blends practicality with luxury, featuring a cloakroom with a sleek WC and wash hand basin. A spacious office provides a serene view over the drive. The generous living room, filled with natural light from a double-glazed bay window, opens via French doors to the rear garden, seamlessly connecting indoor and outdoor spaces for relaxation and entertaining.

The beautifully designed open-plan kitchen/dining/family room effortlessly combines style with functionality. This expansive space boasts a sophisticated ensemble of cabinetry, providing an abundance of storage solutions complemented by generous work surfaces.

At its centre, a striking five-ring induction hob, flanked by a sleek extractor fan, takes pride of place, while twin eye-level oven/grills cater perfectly to all your cooking needs. Integrated appliances, including a modern fridge/freezer, dishwasher, and washing machine, ensure seamless convenience and efficiency.

The large centre island, a focal point of design and utility, offers additional storage beneath. It naturally extends into a well-equipped utility room, which features additional wall and floor units along with practical clothes drying rails.

The first-floor landing leads to five spacious double bedrooms and a luxurious family bathroom. The principal bedroom, a true retreat, features fitted wardrobes, abundant natural light, and picturesque views of the village and fields, along with an en-suite with a walk-in shower and dormer window.

Bedrooms two and three also have fitted wardrobes, while bedrooms four and five offer versatile spaces. The family bathroom is designed for relaxation, with a bath, large walk-in shower, WC, and dual wash basins.

DIMENSIONS

Reception Hall

Downstairs Cloakroom

Office/Study 11'1" x 6'5" (3.39m x 1.96m)

Kitchen/Family/Breakfast 17'6" x 11'6" (5.34m x



5



2



4



G



C



2,2
6.1



3.51m)

Utility Room 11'4" x 7'0" (3.46m x 2.14m)

Dining Room 13'11" x 11'10" (4.24m x 3.61m)

Landing

Master Bedroom 13'2" x 11'11" (4.01m x 3.04m)

Ensuite 11'1" x 7'1" (3.38m x 2.17m)

Bedroom Two 11'7" x 11'6" (3.53m x 3.50m)

Bedroom Three 12'1" x 11'6" (3.68m x 3.50m)

Bedroom Four 11'8" x 7'10" (3.56m x 2.39m)

Bedroom Five 11'8" x 7'10" (3.58m x 2.39m)

Bathroom 11'10" x 7'10" (3.60m x 2.38m)

STEP OUTSIDE

The garden offers a peaceful retreat, featuring a well-maintained lawn bordered by mature trees and shrubs for privacy and natural beauty. A charming paved patio area provides an ideal spot for outdoor dining and entertaining, seamlessly extending from the home. The double garage features electric roller doors for convenient remote-controlled access.

THE LOCATION

This desirable location is characterized by its picturesque surroundings, with scenic countryside views and a close-knit community atmosphere. Residents enjoy easy access to local shops, quaint pubs, and a primary school, all contributing to the village's appeal.

Layer de la Haye is just a 10-minute drive from Tollgate Retail Park, Stanway Secondary School, and the A12. It's ideal for commuters, being only 10 minutes from Marks Tey station, which offers a direct 50-minute train to London Liverpool Street

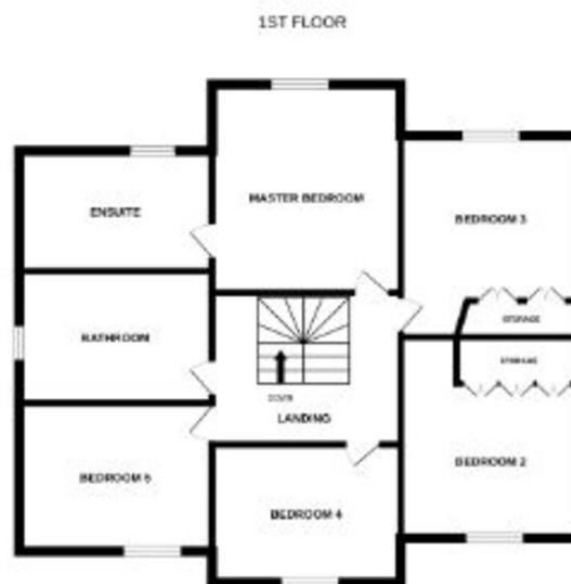
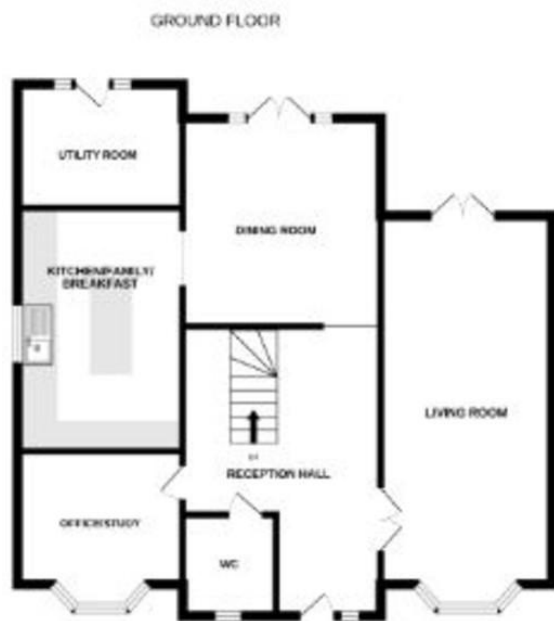




High Road, Layer-de-la-haye, Colchester, CO2 0EB



FLOORPLAN



DIRECTIONS

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