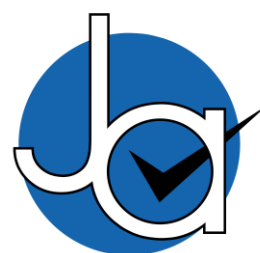


## 4 Bedroom Detached House located in Layer Marney.

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Smythes Green Layer Marney Colchester CO5 9XS



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Guide Price  
**£500,000 to  
£535,000**

John Alexander Estate Agency are pleased to present this beautifully detached four-bedroom home, quietly nestled in the sought-after village of Layer Marney. Combining timeless charm with modern practicality, the property offers spacious accommodation throughout, making it a fantastic choice for families or those looking to enjoy village life with a touch of elegance.

## FULL DESCRIPTION

### THE PROPERTY

\*\*\*GUIDE PRICE £500,000 TO £535,000\*\*\*

John Alexander Estate Agency are pleased to present this spacious and energy-efficient four-bedroom detached home, set in the picturesque village of Layer Marney. Thoughtfully designed for modern family living, the property offers a welcoming lounge with a cosy log burner, a well-equipped kitchen/breakfast room perfect for everyday meals or entertaining, and a bright conservatory that provides flexible space for relaxing, working, or play.

Upstairs, the main bedroom features its own en-suite and dressing area, while a second en-suite bedroom adds further convenience for guests or older children. Two additional bedrooms and a stylish family bathroom occupy the top floor, ensuring plenty of room for a growing family.

Externally, the home boasts off-road parking, a versatile workshop ideal as a studio or office, and a separate utility room. The beautifully maintained gardens to the side and rear create a peaceful outdoor retreat, perfect for dining, gardening, or unwinding. Eco-conscious additions such as an air source heat pump and solar panels enhance the home's efficiency and help keep running costs low.

### LOCATION

The property enjoys a desirable position to the west of Colchester, nestled in the popular village of Layer Marney. Surrounded by picturesque semi-rural countryside, the property offers a peaceful setting while remaining conveniently close to everyday amenities. Families will appreciate the range of well-regarded primary and secondary schools nearby, including both state and independent options. The historic Layer Marney Tower, one of the area's most iconic landmarks, is just moments away and hosts a variety of events throughout the year, perfect for family outings.

Colchester town centre is easily accessible, offering a wide selection of shops, restaurants, galleries, and leisure facilities. The nearby Tollgate Retail Park also provides extensive shopping options, along with supermarkets, cafe's, and eateries. Excellent transport links include close proximity to the A12, providing straightforward routes to London, Chelmsford, and Ipswich. For commuters, both Colchester and Marks Tey mainline railway stations are a short drive away and offer direct services to London Liverpool Street.

### ENTRANCE HALL

Doors to;

### WC

Low level WC. Wash hand basin with cupboard under and chrome heated towel rail.



#### **LOUNGE**

**19' 0" x 13' 0" (5.79m x 3.96m)**

Under floor heating, brick built surround log burner and doors to;

#### **CONSERVATORY**

**12' 6" x 9' 6" (3.81m x 2.9m)**

Under floor heating and doors to garden.

#### **LOBBY**

Back door to garden, stairs to first floor and door to;



#### **KITCHEN/BREAKFAST ROOM**

**19' 0" x 10' 0" (5.79m x 3.05m)**

Matching base and eye level units, two sink bowls with drainer, spacer for a fridge/freezer, dishwasher and dual range cooker with extractor above, three double glazed windows to front, side and rear and underfloor heating.

#### **FIRST FLOOR LANDING**

Double glazed window to front, stairs to second and doors to;





### MASTER BEDROOM

**13' 0" x 10' 0" (3.96m x 3.05m)**

Two double glazed windows to front and side, underfloor heating, storage cupboard and door to;

### ENSUITE

WC, volcanic limestone bath with shower attachment, wash hand basin, chrome heated towel rail, obscured double glazed window to rear and walk-in wardrobe.

### BEDROOM TWO

**13' 0" x 9' 10" (3.96m x 3m)**

Double glazed window to front, storage cupboard, underfloor heating and door to;

### ENSUITE

Low level WC, wash hand basin, walk in shower, chrome heated towel rail, obscured double glazed window to back and walk in wardrobe.

### SECOND FLOOR

Velux window and doors to;

### BEDROOM THREE

**13' 2" x 12' 3" (4.01m x 3.73m)**

Double glazed window to side, radiator, loft access.

### ENSUITE

Low level WC, wash hand basin with cupboard under, panelled bath with shower over, double glazed window to side and radiator.

### BEDROOM FOUR

**9' 5" x 7' 0" (2.87m x 2.13m)**

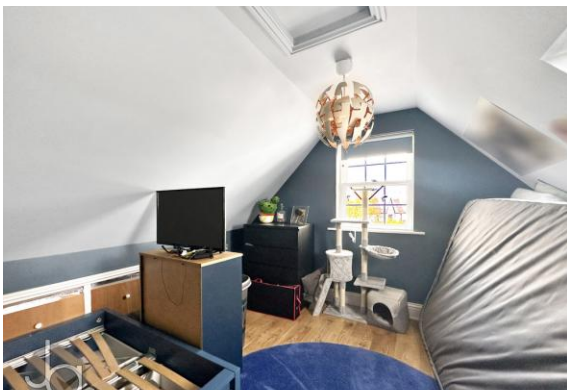
Radiator, storage cupboards and multiple double glazed windows.

### UTILITY ROOM

Base level units, stainless steel sink bowl with drainer and space for a washing machine.

### OUTSIDE

To the front of the property there is a driveway granting parking for multiple vehicles as well as a partly laid to lawn area. To the rear the property benefits from a beautiful rear garden which features a blue slate pathway, vegetable patch, decking area and garage which part has been converted to a utility area creating an excellent use of space.





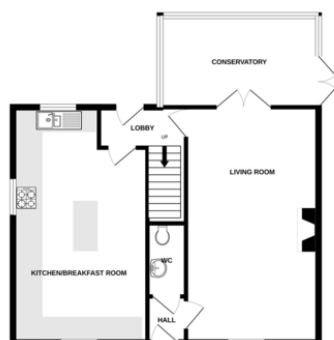


**Smythes Green, Layer Marney CO5 9XS**



# FLOORPLAN

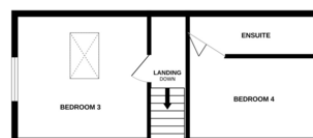
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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