



## Layer-De-La-Haye

Rarely available, this striking detached property occupies a sizeable plot in the popular village of Layer-de-la-Haye. This family home has impressive entertaining spaces, with a beautiful kitchen/breakfast room that opens on to the garden, a separate living room and dining room. The garden, basks in sunshine throughout the day boasting a swimming pool, beautiful lawns and mature trees. Upstairs, there are 5 generously sized bedrooms, 2 with en suite bathrooms, as well as a further family bathroom. There is ample off street parking for multiple cars, as well as a double garage.

Guide price £850,000

# Church Road

Layer-De-La-Haye, Colchester, CO2



- Village location
- Solar Panels - Returning Approx. £2,000pa
- Off street parking
- Fantastic local amenities
- Impressive entertaining spaces
- Double garage
- 5 bedrooms and 3 bathrooms
- Large manicured garden and swimming pools

## The Property

With internal spaces extending to over 3,000sq ft, this home offers exceptional living and entertaining space. The kitchen/breakfast room provides a real family hub with its open plan design and sliding doors opening on to the garden. The kitchen is generously sized with tiled flooring, white cabinetry and integrated appliances. There is a separate utility room and downstairs guest cloakroom for added convenience.

Extending to over 20ft, is a separate living room with a cosy log burner and triple aspect lighting providing a light and airy space that opens up onto the garden on two sides. This provides the perfect place to unwind at the end of the day or a further impressive entertaining space for family and friends.

To the front of the property is a third reception room which is currently being used as a more formal dining space. Featuring a stunning bay window, this is a beautiful room and versatile space which can be adapted to meet the needs of the new owners.

Ascend to the first floor and there are 5 generously sized bedrooms, as well as 3 bathrooms. The principal bedroom perfectly combines luxurious interiors with functionality. Vast in size and with verdant views of the garden this bedroom has an ensuite bathroom with a free standing bath, walk in shower, double sink unit and ample inbuilt storage space. The second bedroom also boasts an ensuite bathroom and all the bedrooms have plentiful inbuilt storage. A contemporary family bathroom completes the offerings of the first floor with a walk in shower, low level WC and wash basin.

## The Outside

To the front, bushy hedging borders the driveway, with a large gravelled area set behind. This provides, not only an attractive facade, but ample off street parking.. There is also a double garage.

At the rear, sprawling lawns give plentiful space for children to play or pets to roam. A paved patio, opening directly from the living room, is the perfect space for a seating area. With views over the verdant grass and the swimming pool, it is a beautiful place to enjoy the sunshine and alfresco dining, particularly on a balmy summer's evening.

## The Area

Layer de la Haye is a charming village in North East Essex. Characterised by its mix of traditional and modern houses, and with a core of historic buildings the village centre is bursting with character. It hosts a range of amenities including a local primary school, which is highly regarded in the community, a church that stands as a focal point for local gatherings, and a village hall that hosts various events and activities, reinforcing the strong sense of community among residents.

The village has an abundance of stunning country-side walks on your doorstep as well as local pubs and a village shop within walking distance. Layer Woods are particularly beautiful in the Spring and early Summer months when they are abloom with bluebells. The village is also near the Abberton Reservoir, one of Essex's largest, which is a popular site for birdwatching and offers stunning views and tranquil spots for picnicking.

A short drive away and you can be in Colchester with its wealth of amenities, high street shops and restaurants.

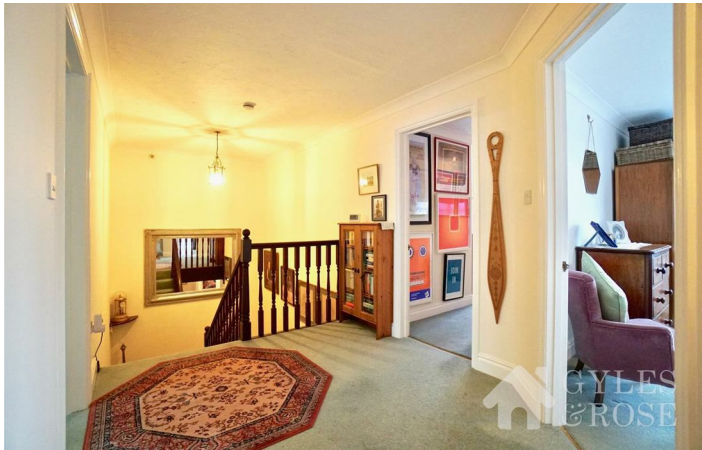
## Further Information

Tenure: Freehold

Council: Colchester Borough, Band F

Mains Sewage, Gas and Water Mains

Property Construction: Brick



# Floor Plan



TOTAL FLOOR AREA : 3330 sq.ft. (309.3 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Key: energy efficient - lower running costs	Current	Potential	Key: environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82-91) <b>A</b>			(82 plus) <b>A</b>		
(69-81) <b>B</b>			(81-91) <b>B</b>		
(55-68) <b>C</b>			(69-80) <b>C</b>		
(39-54) <b>D</b>			(55-68) <b>D</b>		
(21-38) <b>E</b>			(39-54) <b>E</b>		
(1-20) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78 → 80	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	