

oakheart



£800,000

Les Bois, Layer-De-La-Haye

Guide Price: £800,000 - £850,000 Situated within the highly regarded Les Bois development in the popular village of Layer-de-la-Haye, this impressive five-bedroom detached home with a double garage offers spacious and versatile accommodation, perfectly suited to modern family life or those requiring space to work and entertain from home.

The ground floor provides excellent flexibility, featuring two separate reception rooms, a sun room, formal dining room and a dedicated study, creating a layout that adapts effortlessly to both everyday living and entertaining. The kitchen is complemented by an adjoining utility room and offers internal access to the double garage, presenting clear potential for

updating or personalisation to suit individual tastes.

To the first floor are five well-proportioned double bedrooms, providing ample space for family members or guests. The principal bedroom benefits from a dressing area, while the remaining accommodation is served by three bathrooms, including a family bathroom, an en-suite and an additional shower room.

Layer-de-la-Haye is renowned for its strong community atmosphere and village amenities, including a highly regarded primary school, pre-school, two public houses and easy access to the scenic Abberton Reservoir. Regular bus

services run to Colchester, with mainline rail connections to London available from both Colchester North and Marks Tey stations.

Externally, the property enjoys established and private gardens, a broad driveway and a peaceful setting within one of the village's most desirable developments. The plot offers excellent scope to further enhance or tailor the home into a truly bespoke family residence, surrounded by mature planting and greenery.

Agents Note:

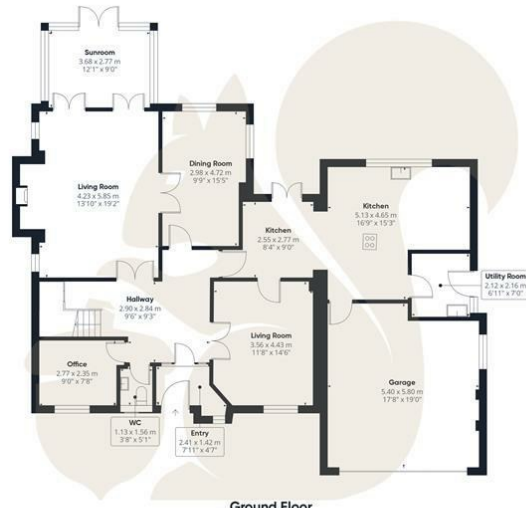
A management charge of approximately £600 per annum applies.











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Approximate total area⁽¹⁾
 244.9 m²
 2636 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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