



**The Lapwing Monarch Rise, Off the Folley,
Layer-De-La-Haye, Colchester CO2 0JA**



welcome to

The Lapwing, Monarch Rise, Off the Folley, Layer-De-La-Haye, Colchester

THE LAPWING - A 5-bedroom home boasting over 2100sqft with separate double garage & parking. The hallway gives access to the living room, family area, study and W/C. The kitchen/dining area can be accessed through the family area. Upstairs are five spacious bedrooms, two of which include an ensuite.



Layer de la Haye perfectly balances rural tranquillity with excellent connectivity.

This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region.

The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



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- Upgraded flooring to kitchen/living/family room
- Open plan kitchen/dining/family area
- Separate living room
- Five bedroom detached home with flooring throughout
- Ensuite to master bedroom and bedroom two

Tenure: Freehold EPC Rating: Exempt

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121366 - 0003

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