



NP NICHOLAS
PERCIVAL

For Sale. Wild Thyme

Malting Green Road, Layer-de-la-Haye, Colchester, Essex, CO2 0JJ

Incorporating **BS** BIRCHALL
STEEL



Wild Thyme, Malting Green Road, Layer-de-la-Haye

Discreetly set back from the road, and enjoying an extensive plot in excess of 0.6 acres (stls) Wild Thyme is a detached four bedroom family home, comprised of a spacious sitting room, dining room, study, kitchen / breakfast room, utility, ensuite to the principal bedroom, family bathroom and WC.

Ample parking is provided by both a double garage, four bay cart-lodge and gravelled driveway.

The garden features a range of mature trees, shrubs beds and borders as well as a large pond.

Gas Central Heating | EPC D | Council Tax Band F | Tenure Freehold



A storm porch welcomes you to the property which opens to the entrance hallway with ample storage for coats and shoes provided by a double cupboard. The sitting room runs the full width of the property and enjoys views of the large garden via patio doors, the central focus of the room being the open fireplace. Adjacent to the sitting room is the dining room, again with garden views. The kitchen / breakfast room includes an integrated gas hob and double oven. Space is provided for a freestanding dishwasher and fridge / freezer. Ample storage is provided by a good array of cupboards and drawers as well as a useful pantry. The utility room contains space for a freestanding washing machine as well as housing the gas boiler. For those who work from home there is a good size study and the cloakroom completes the ground floor.

Ascending the stairs to the first floor, the landing provides storage in the form of twin cupboards. The generously sized principal bedroom with built in wardrobes, is dual aspect with views across the rear garden. The accompanying ensuite is comprised of a bath with shower hose attachment, pedestal hand basin and WC. There are two further double bedrooms with built in wardrobes, all enjoying views to the rear garden. The fourth bedroom is a well-proportioned single with a useful hanging cupboard and looks out to the front garden. The four-piece family bathroom completes the internal accommodation, and is comprised of a shower cubicle, bath with shower hose attachment, handbasin set within a vanity unit and WC.



Location

Layer-de-la-Haye is a thriving village, 5 miles south of Colchester City Centre. There is a well-regarded Church of England Primary School and excellent Farm Shop with good quality produce. In part of the Parish of Layer de la Haye lies Abberton Reservoir which boasts a splendid Essex Wildlife Trust managed Visitor Centre, a site of international importance for wildlife.

The surrounding countryside is particularly attractive in appearance, whilst the village also has a recreation field and tennis courts. For those who enjoy sailing and water sports, nearby Mersea Island provides wonderful facilities.

Colchester City Centre offers a wide range of shopping, recreation and educational facilities.

There is excellent golf available at Five Lakes Crown Plaza Country Club and Colchester Golf Club at Braiswick. Both of these provide challenging golf within comfortable driving distances.

The property is close to Bannatyne Health Club & Spa – Kingsford Park which has pool, spa and leisure activities.

Colchester City hosts a good range of schools in the public and private sector, further well-regarded schools are available at Ipswich, Woodbridge, Felsted and Holbrook, all within daily striking distance.



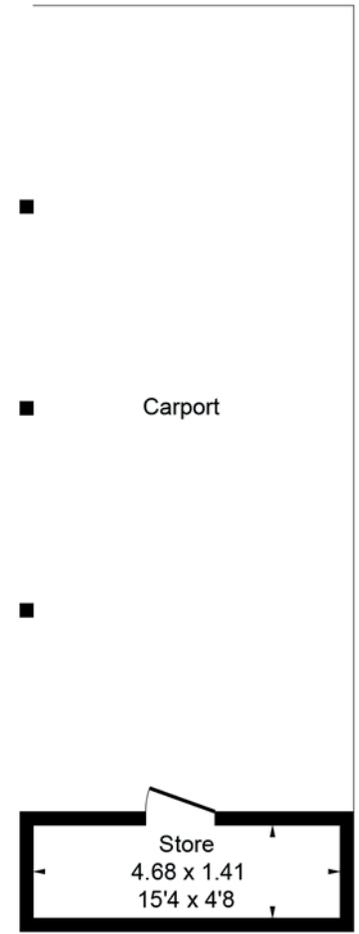
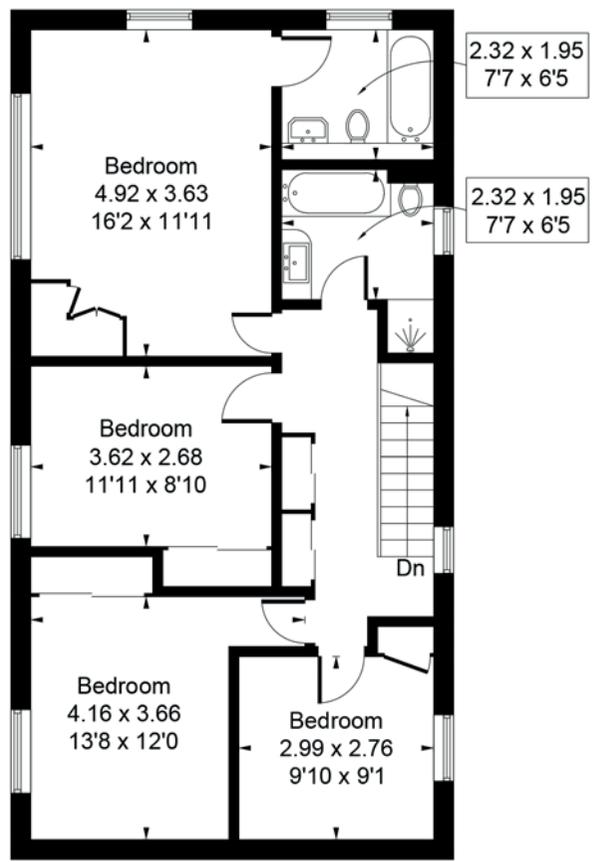
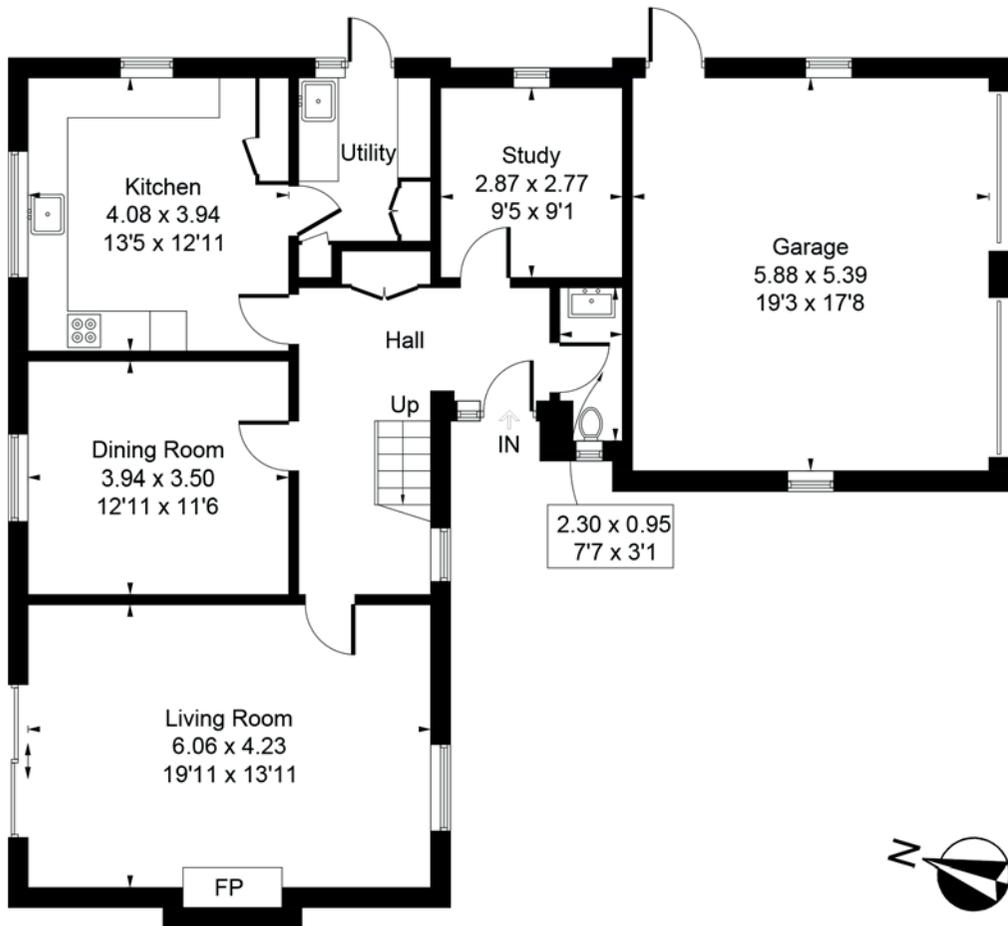


Outdoor Space

Wild Thyme is discreetly concealed from Malting Green Road. The gravelled driveway provides access to the double garage (power and light connected), and four bay cart-lodge, within which there is a small lockable storage area. The lawned front garden is fringed by mature borders. To the rear of the property there is a patio adjacent to the sitting room, which provides an excellent space for the entertainment of family and friends. This generously sized garden is mainly laid to lawn and features numerous mature trees and shrubs. The large pond provides a haven for wildlife.

Wild Thyme enjoys a total plot size in excess of 0.6 acres subject to land survey.





Wild Thyme, Malting Green Road, Layer-de-la-Haye

Approximate Gross Internal Area: **1758 Sqft (163.3 Sqm)**
 Garage/Store: **414 Sqft (38.5 Sqm)** Total: **2172 Sqft (201.8 Sqm)**

Illustration for identification purposes only. Measurements are approximate and not to scale.

Agents Notes

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website :

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

to assess your position.

Other charges such as solicitors fees and removal costs will also need to be considered.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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