



**4 bedroom
Detached
House located
in Layer
Marney.**

Guide Price
£850,000 - £875,000

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JOHN ALEXANDER
ESTATE AGENTS

Stanwick Smythes Green Layer Marney Colchester CO5 9XW

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE £850,000 - £875,000 ***

We are delighted to present this stunning four-bedroom detached home, set in the picturesque hamlet of Smythes Green within the highly sought-after village of Layer Marney. Occupying a generous plot with open countryside views to both the front and rear, this exceptional property offers a perfect balance of rural tranquillity and modern luxury, all within the beautiful rolling landscapes of the Essex countryside.

STEP INSIDE

Upon entering the property, you are welcomed by a beautifully designed, spacious hallway that immediately sets the tone, blending timeless charm with modern convenience. The heart of the home is the impressive open-plan kitchen and dining area, ideal for family living and entertaining guests.

The contemporary kitchen is fitted with modern appliances, a large double butler sink, and a breakfast bar, offering excellent preparation space and ample storage. Bi-folding doors open onto the beautifully landscaped garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience.

The ground floor also benefits from a cloakroom and a practical boot room, providing added convenience and storage.

The living room is both cosy and elegant, featuring a wood-burning stove for warmth, while large windows and bi-fold doors frame stunning countryside views. Adjacent to this,

the study offers a quiet and comfortable space for working from home.

Upstairs, there are four generously sized bedrooms, each thoughtfully designed for comfort. The principal suite boasts a stylish en-suite bathroom, a walk-in wardrobe, and a Juliet balcony that allows natural light to pour into the room.

The second bedroom is equally spacious and would serve perfectly as a guest suite or second principal bedroom, complete with its own en-suite and dressing area. The remaining two bedrooms are well-proportioned and share a contemporary family bathroom, ensuring comfort and convenience for all.

STEP OUTSIDE

The property welcomes you with a charming façade, showcasing traditional brickwork complemented by elegant detailing. An expansive driveway provides ample off-road parking and leads to the garage. To the rear, the generous, private garden is securely enclosed and mainly laid to lawn, enhanced by mature borders and a modern patio area ideal for outdoor dining and relaxation.



4



3



2



E



C



LOCATION

The peaceful hamlet of Smythes Green is located within the historic setting of Layer Marney. Although situated in a rural location, the property is just a short drive from Colchester, granting easy access to shops, restaurants, and top-tier schools. For commuters, Colchester North Station and the A12 offer convenient routes to London. The nearby Abberton Reservoir and coastline provide ample opportunities for outdoor recreation, while the village itself boasts a vibrant, close-knit community.

The area is well-served by excellent Schools, the Colchester Royal Grammar School and Colchester County High School for Girls, both around 10 miles away, are renowned for their academic success. For those interested in independent education, Holmwood House is about 6 miles away, and Colchester High School is around 9 miles distant, offering diverse educational options for families.

The location is further enhanced by proximity to natural attractions and historical sites such as Layer Marney Tower.

This property offers a rare chance to own a distinguished home in an enchanting setting. Whether you seek a serene family haven or an elegant countryside getaway, this property fulfils every desire.



Stanwick, Smythes Green, Layer Marney, Colchester, CO5 9XW



FLOORPLAN

Stanwick

Approximate Gross Internal Area = 219.6 sq m / 2363 sq ft

Garage = 24.0 sq m / 260 sq ft

Total = 243.6 sq m / 2623 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

CONTACT

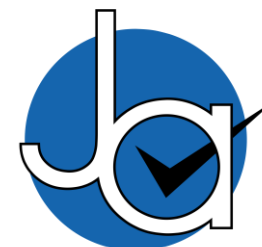
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