



High Road | Layer-de-la-haye | CO2 0EB

FINE & COUNTRY

OVERVIEW

A superb four bedroom detached home, ideally located in the heart of the highly sought-after village of Layer-de-la-Haye.

Built in 2015 to a high standard, the property offers spacious and well-planned accommodation including four double bedrooms, two reception rooms and a generous kitchen/diner with separate utility room.

An excellent family home in a prime village location. Viewing is highly recommended.









STEP INSIDE

A welcoming oak-framed, tiled storm porch opens into this attractive and well-balanced family home. To the left of the entrance hall, the principal reception room enjoys a front-facing aspect and features a log burner, creating a cosy and inviting space, perfect for relaxing during the colder months.

To the right, a second reception room offers excellent versatility and would be ideally suited as a playroom, home office or snug, adapting easily to a variety of family needs.

The rear of the property is home to a spacious open-plan kitchen/family room, designed with modern living in mind. With ample space for both cooking and dining, this bright and sociable area opens onto the garden via French doors, seamlessly blending indoor and outdoor living. The ground floor is further complemented by a cloakroom and a generously sized utility room, providing practical storage and laundry space.

The first floor offers a light and airy landing with access to four well-proportioned double bedrooms and a stylish four-piece family bathroom. The main bedroom benefits from its own spacious en-suite shower room.



STEP OUTSIDE

The house is set well back from the road, creating an attractive approach and a sense of privacy. A tree-lined driveway leads to the property and provides ample off-road parking, along with access to a garage, ideal for secure parking or additional storage.

To the rear, the property enjoys a generous and well-maintained garden, offering an excellent space for families and outdoor entertaining. The garden is mainly laid to lawn, providing plenty of room for children to play, while a patio area offers the perfect spot for al fresco dining and summer gatherings.

LOCATION

The area boasts picturesque landscapes, fields, and green spaces, perfect for outdoor lovers.

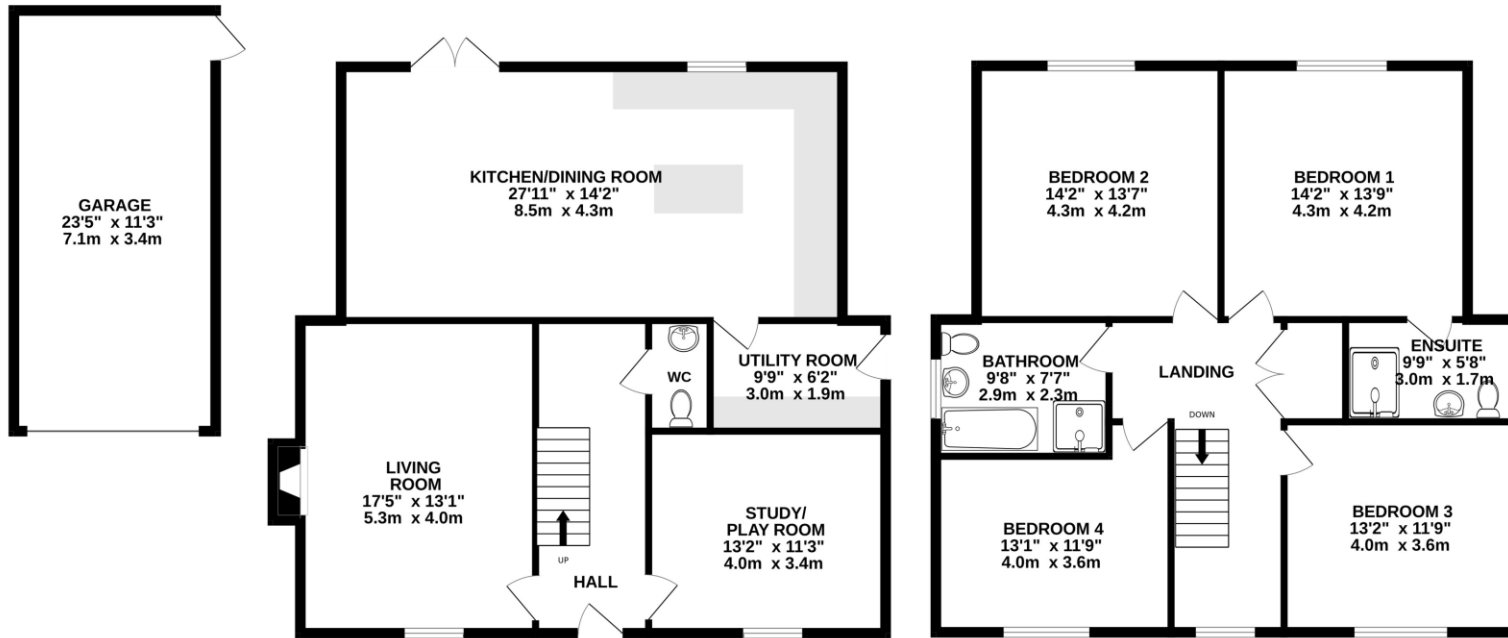
With excellent transport links to Colchester and beyond, getting to shops, dining, and cultural attractions is a breeze. The community is friendly and welcoming, attracting both families and professionals who appreciate the peaceful surroundings and the balance of country living with city convenience.

The area has ample leisure amenities, including Bannatyne's Health Club and Spa, Birch Grove Golf Club, and a traditional family run Victorian country pub, the Donkey & Buskins all within a short distance.

For education, you have a range of schools to choose from, including the Laver de la Haye Church of England Primary School, St. Mary's School for Girls, Holmwood House School, and Colchester High School.

GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.

1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2181 sq.ft. (202.6 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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RICHARD SEELEY
SALES MANAGER

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