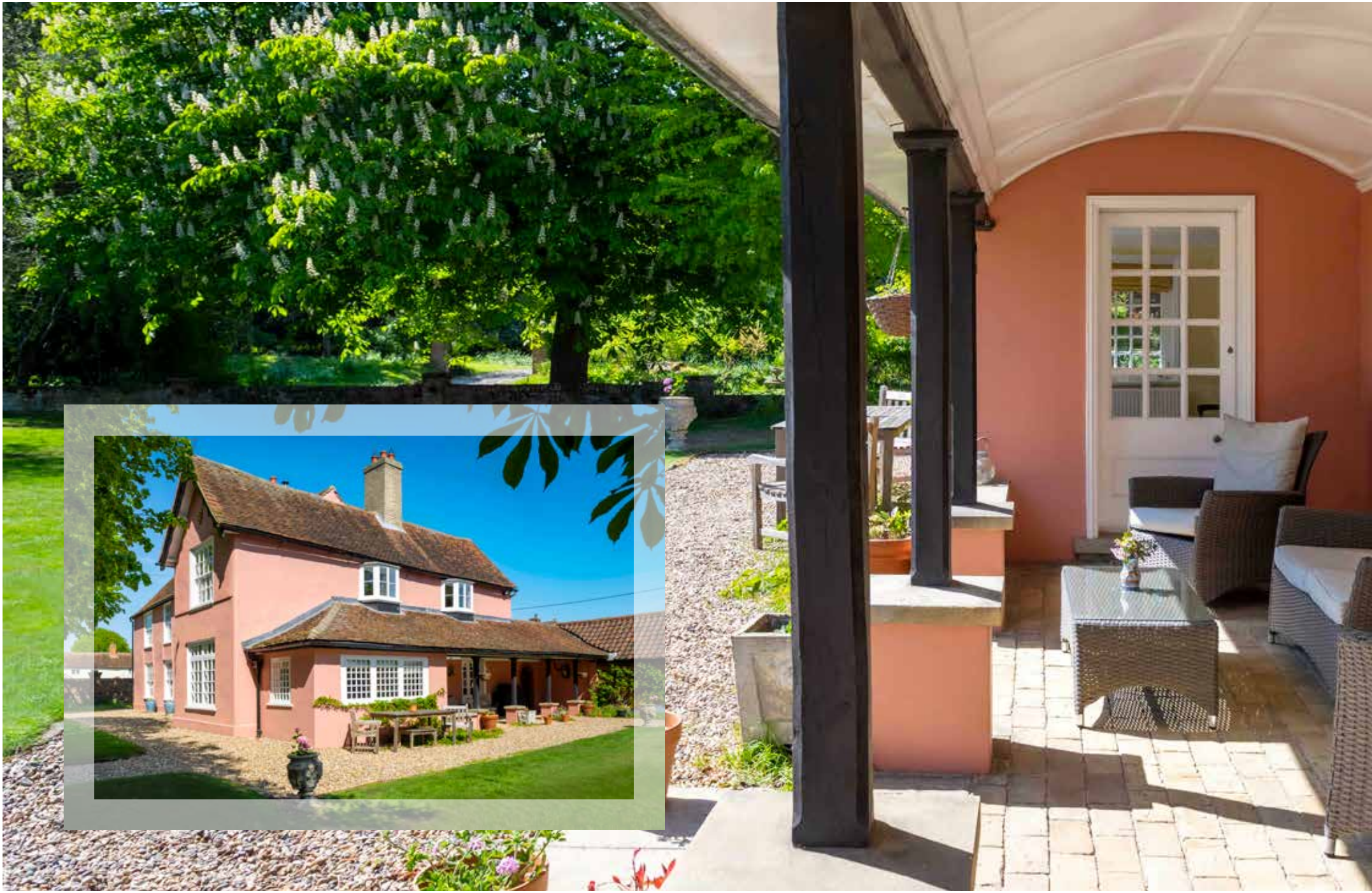
NICHOLAS PERCIVAL

For Sale. The Cross House

Birch Road, Layer de la Haye, Colchester, Essex CO2 0EL



This substantial family house is available for purchase with no onward chain. It is situated at the crossroads of Birch Road and Church Road, Layer de la Haye in a prominent position. It enjoys dual vehicular entrances and is screened from the road by a tall brick wall and the garden and grounds are interspersed by a variety of specimen trees.

The Cross House is a substantial Grade II Listed 15th Century House which, during the 18th, 19th and 20th centuries, has been adapted and extended to suit modern living requirements. Formerly part of the Layer Hall Estate prior to 1750, known as Layer Hall, the entire Estate was bought by the Birch Hall Estate in the 1850's, from whom the current owners family acquired the house in 1957.

The property is constructed principally from a heavy timber frame with rendered elevations under a tiled roof; the front elevation is relieved by elegant double hung sash windows. The formal entrance to the house is from Birch Road, it is an attractive covered open porch with a substantial timber door understood to have been relocated from Colchester Castle. There is a five-bar gated vehicular entrance from Birch Road over a gravelled driveway which terminates on the west side of the house. General day to day access is from Church Road through double timber gates beyond which are the garage and outbuildings and plenty of parking space.

The garden and grounds, which extend to circa 1.4 acres, are a particularly attractive and appealing feature of the property. The garden is interspersed with a variety of beds and dwarf brick walls with ornamental pond. Mature trees include Tulip, Black Maple, Japanese Bird Eye Cherry, Black Mulberry and Horse Chestnut, there is an enormous array of fruit trees, including 9 varieties of Apple, Cherry, Pear, Peach and Damson, soft fruit include Raspberries and Blackberries. In addition to the domestic outbuildings adjacent to the garages, there are greenhouses and a garden shed.

The Cross House

Birch Road, Layer de la Haye, Colchester, Essex

Sat-Nav Ref: **CO2 0EL**

Colchester City Centre	5 miles
Colchester Mainline Station	5 miles
Mersea Island	7 miles
Stansted Airport	32 miles
Liverpool Street	55 mins from Colchester

All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk

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, 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 provides a recreation field with 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 with excellent golf available at Five Lakes Crown Plaza Country Club and Colchester Golf Club at Braiswick which provide challenging golf within comfortable driving distances.

The property is close to Bannatyne Health Club & Spa – Kingsford Park for pool and 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.

A closer look inside this substantial family residence.

The porch adjacent to Birch Road leads to a vestibule which provides access to study, AGA kitchen/breakfast room. This, in turn, leads to utility areas and storage. The formal reception rooms are approached from an impressive light and spacious reception hall from which the staircase rises to the first floor.

In the reception hall there is a display recess with bespoke cabinetry adding great charm and character to this area. A delightful light and spacious drawing room and the family dining room are both approached from the Reception Hall. In addition there is a cosy snug and a ground floor cloakroom/shower room.

The first floor is accessed from the landing, the principal bedroom suite comprising the master bedroom, a dual aspect room with access to a spacious dressing room beyond which is a well equipped en-suite shower room. There are four further double bedrooms, family bathroom and a shower room, all of which provide good space for family occupation.

Returning to the ground floor, from the kitchen, the accommodation flows into a utility room with walk-in larder, access from the utility room to the garden lobby and a W.C. There is access from the courtyard to a Boot Room leading to a garden workshop, three store rooms, a Stable and two Garages.

Tenure : The property is offered Freehold with vacant possession.
Services : Mains water, gas, electricity and drainage are connected to the property.
Council Tax : The property is assessed in Band G for Council Tax purposes.

The Cross House
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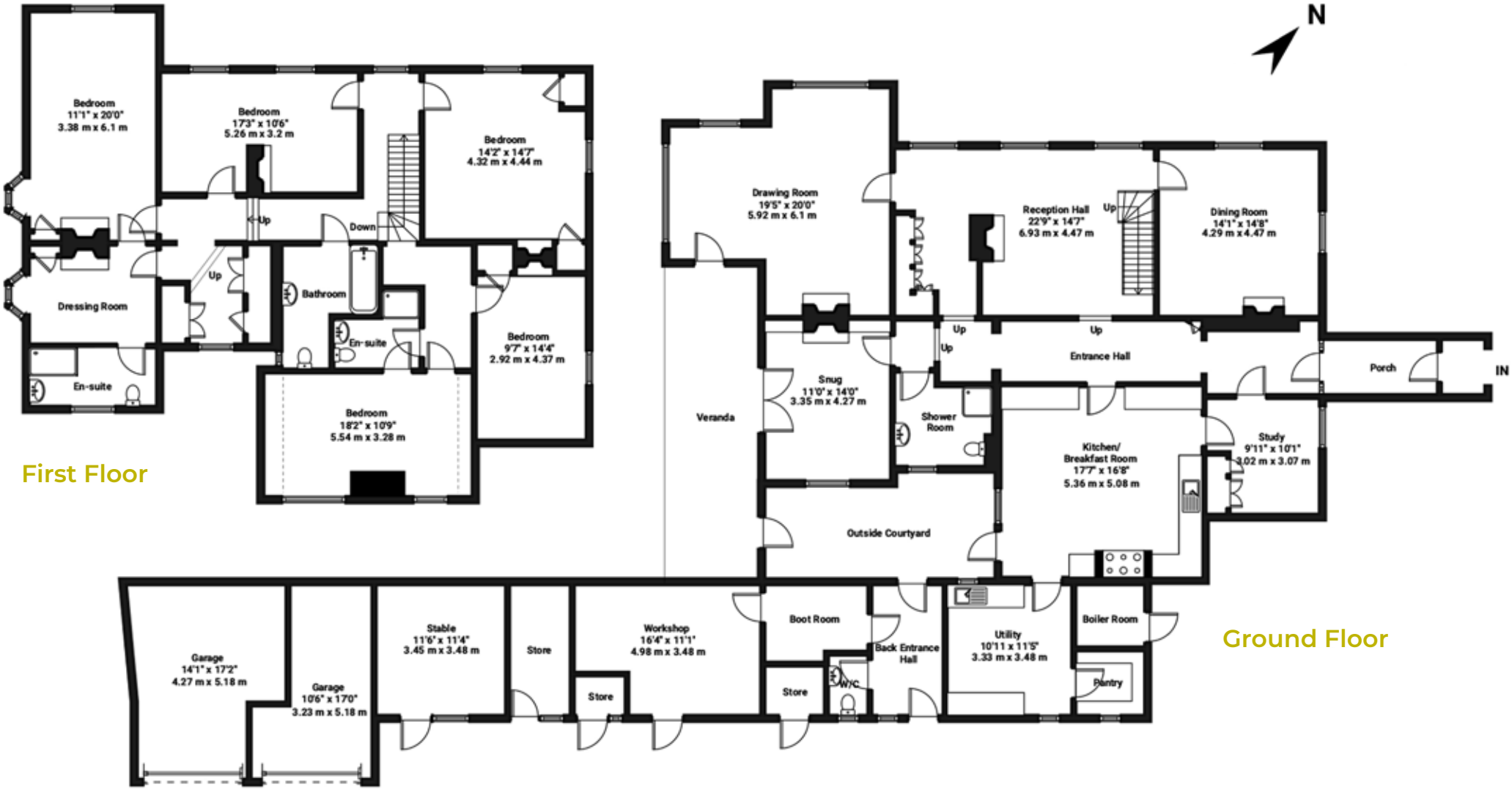

The Cross House, Layer-de-la-Haye

Total Approximate Floor Area: 4326 SqFt (401.88 SqMt)

House: 3603 SqFt (334.72 SqMt) | **Outbuildings:** 723 SqFt (67.16 SqMt)

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

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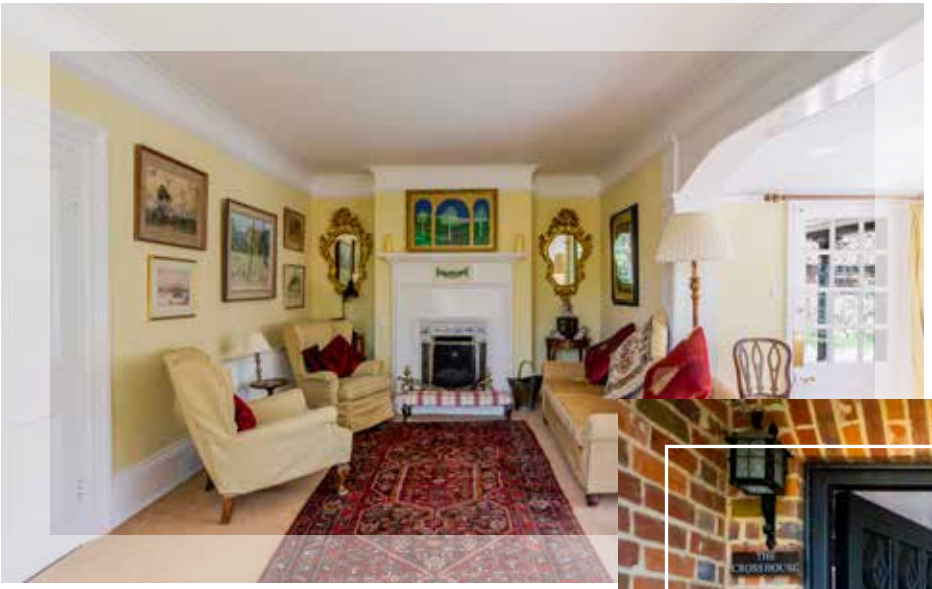

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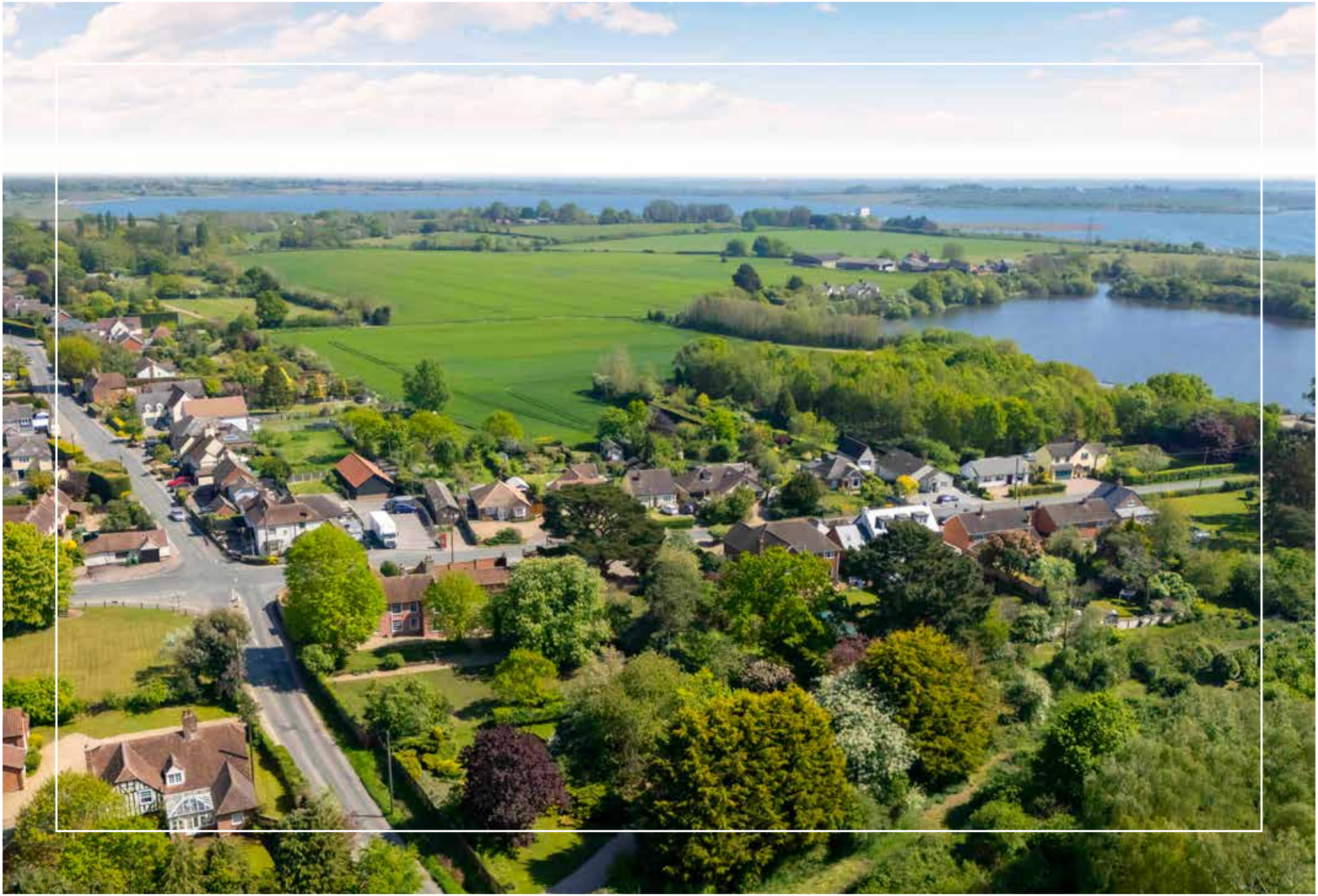

Viewing is strictly by appointment with the Sole Selling Agents.

NICHOLAS PERCIVAL

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