



Les Bois | Layer-de-la-haye | CO2 0EX

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

An impressive five-bedroom detached family home extending to over 2,600 sq. ft., situated within the highly regarded Les Bois development in Layer-de-la-Haye. Offering four reception areas, a conservatory, study, double garage and generous bedroom accommodation, the property combines space, flexibility and comfort in one of the village's most desirable settings.

STEP INSIDE

Occupying a desirable position within one of Layer-de-la-Haye's most sought-after developments, this substantial detached home provides a thoughtful balance of formal and informal living spaces, creating a home that adapts effortlessly to changing family requirements.

The property is entered via an enclosed porch which opens into a welcoming entrance hall, setting the tone for the accommodation beyond. Positioned to the front of the home, the snug provides a comfortable everyday living space, while a separate study offers an ideal environment for home working. A conveniently placed ground floor cloakroom serves visiting guests.

The principal living room is a wonderfully proportioned reception space, centred around an attractive feature fireplace and enjoying dual aspects that draw natural light throughout the day. Double doors open into the conservatory, which overlooks the garden and creates a seamless extension of the living space. Adjoining the living room, the formal dining room provides an elegant setting for entertaining and family gatherings.

Forming the heart of the home, the impressive kitchen is beautifully appointed with an extensive range of handcrafted-style cabinetry, work surfaces and a substantial central island that naturally encourages social cooking and entertaining. Generous windows frame views of the garden and draw in an abundance of natural light, while the adjoining breakfast room offers a relaxed space for morning coffee and informal dining. A separate utility room enhances the practicality of the home, with internal access to the double garage.

The first floor offers well-balanced accommodation centred around a spacious landing. The principal bedroom benefits from its own dressing room and en-suite shower room. Bedroom two also enjoys en-suite facilities, while bedrooms three, four and five are served by a generously appointed family bathroom.



STEP OUTSIDE

STEP OUTSIDE

The property is approached via a generous driveway leading to the double garage, providing ample parking and storage options.

The established rear garden offers a private setting for outdoor living, with space for entertaining, dining and relaxation throughout the year. The conservatory and principal reception rooms connect naturally with the outside space, creating an enjoyable flow between house and garden. Mature planting and established boundaries contribute to the sense of seclusion.

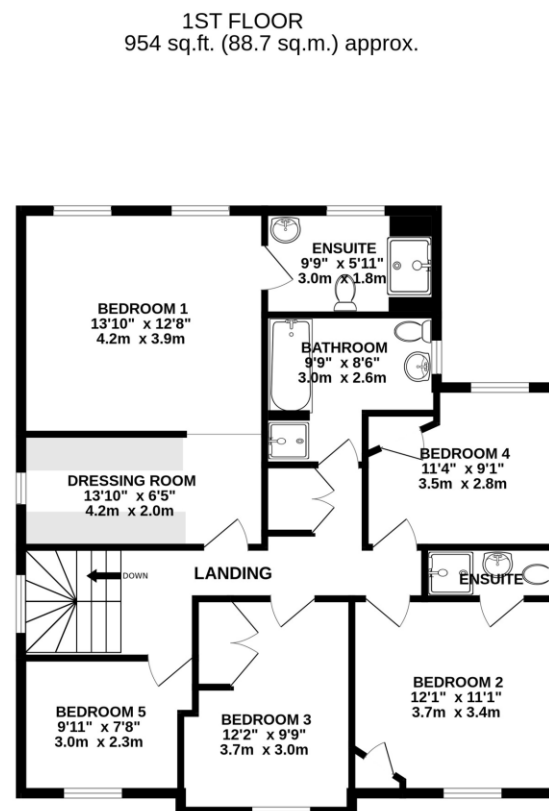
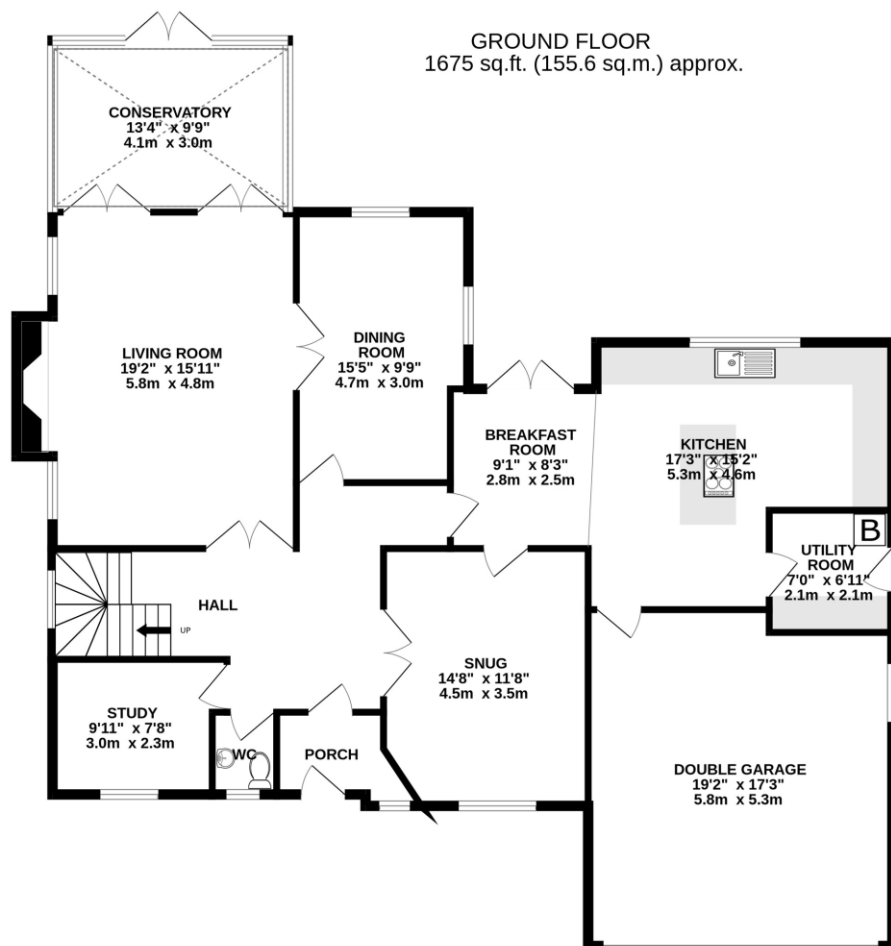
LOCATION

Layer-de-la-Haye remains one of Colchester's most popular village locations. The village offers a range of everyday amenities including a village store, public houses, community facilities, sports clubs and a highly regarded primary school. Nearby Abberton Reservoir provides miles of walking, cycling and wildlife observation opportunities.

The property is well placed for access to Colchester, offering an extensive range of shopping, leisure and dining facilities, together with direct rail services to London Liverpool Street from Colchester North and Marks Tey stations.

Educational provision is a notable feature of the area. In addition to Layer-de-la-Haye Church of England Primary School, there are excellent state and grammar school options within Colchester. The area is also renowned for its independent schools, including Holmwood House School, Colchester High School, St Mary's School for Girls and Oxford House School, all within convenient reach.

Combining village living with excellent connectivity, educational choices and access to open countryside, Layer-de-la-Haye continues to be one of the area's most desirable locations for families.



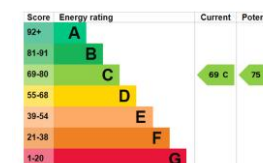
TOTAL FLOOR AREA : 2630 sq.ft. (244.3 sq.m.) approx.

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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