

oakheart



£800,000

Guide Price

Les Bois, Layer-De-La-Haye

Guide Price: £800,000 - £850,000.

Occupying a prime position within the prestigious Les Bois development in the sought-after village of Layer-de-la-Haye, this substantial five-bedroom detached residence with double garage offers generous and highly versatile accommodation, ideally suited to modern family living.

The ground floor has been thoughtfully designed for both entertaining and everyday life, featuring two elegant reception rooms, a bright sun room, formal dining room and dedicated study, providing exceptional flexibility for growing families and home working. The kitchen is complemented by a

separate utility room and benefits from internal access to the double garage, offering excellent potential for enhancement to suit individual requirements.

To the first floor are five generous double bedrooms, ensuring ample space for family and guests alike. The principal suite enjoys a dressing area, while the remaining accommodation is served by three bathrooms, including a family bathroom, en-suite and additional shower room.

Layer-de-la-Haye is renowned for its strong sense of community and excellent village amenities, including a highly regarded primary school, pre-school, two public houses and easy access to the picturesque Abberton

Reservoir. Regular bus services provide links to Colchester, with direct rail services to London available from both Colchester North and Marks Tey stations.

Outside, the property enjoys mature and secluded gardens, a generous driveway and an enviable position within one of the village's most desirable developments. Surrounded by established greenery, the plot provides outstanding scope to create a truly exceptional long-term family home.

Agents Note:

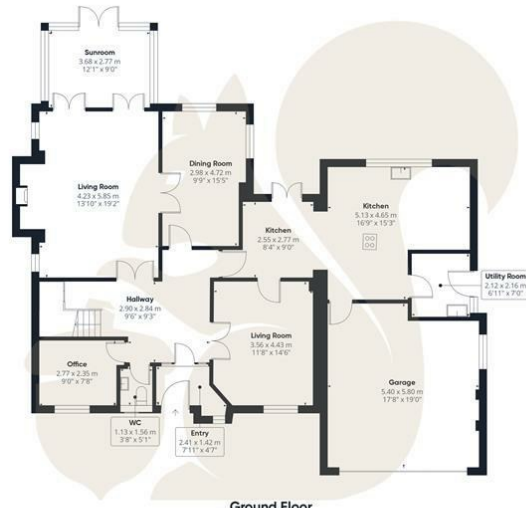
A management charge of approximately £600 per annum applies.











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Approximate total area⁽¹⁾
 244.9 m²
 2636 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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