

oakheart



£700,000

Offers In Excess Of  
Malting Green Road, Layer-De-La-  
Haye



Set in the beautiful and sought-after village of Layer de la Haye, this stunning high-spec 4-bedroom detached home offers the perfect blend of modern convenience and village charm.

A true highlight is the luxury home office and lounge, converted from a double garage to create an exceptional workspace. Featuring a vaulted ceiling, electric blinds, aluminium bi-fold doors, multiple power outlets for flexible layouts, and superfast broadband, it's ideal for remote working or an additional grown-up living space.

The home's spacious and stylish interior includes an inviting

open-plan living area, a high-end kitchen, and a well-equipped utility room with water softener. The entrance hall boasts ample smart storage and luxury vinyl wood flooring for easy maintenance for busy families. Security is also top priority with an alarm system and CCTV installed.

Upstairs, the generous master bedroom features built-in storage, easily accommodating a king-size bed, a wall of wardrobes, and ensuite. Two further double bedrooms and a good-sized single, accompanies a beautifully appointed family bathroom with further smart storage solutions.

### The Perfect Semi-Rural Lifestyle

Located just 10 minutes from Colchester city centre and Stanway's retail parks, the village offers excellent bus and road links. Layer de la Haye Primary School provides a well-regarded, one-form entry education with a strong community spirit and excellent secondary schools nearby too. The village enjoys two exceptional village pubs with beer gardens and quiz nights, a handy village shop, and easy access to Abberton Reservoir and stunning countryside walks - perfect for dog owners and outdoor enthusiasts.

### Outdoor Space & Parking





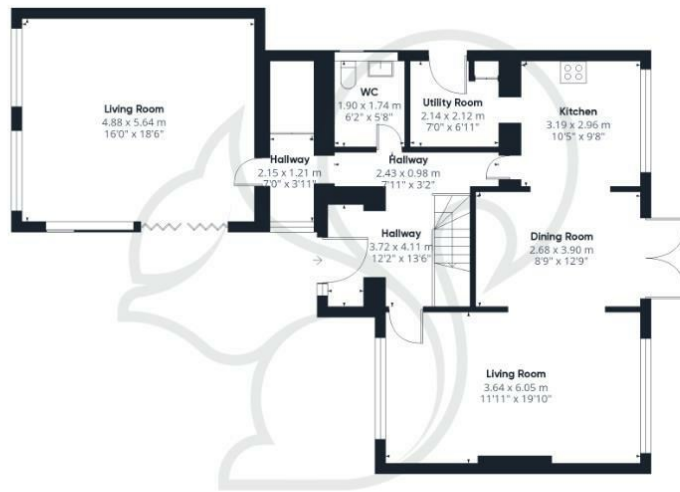




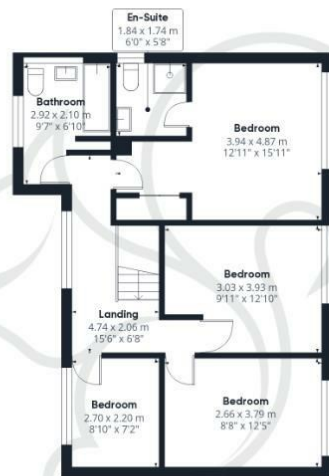








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
156.06 m<sup>2</sup>  
1679.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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