

oakheart



£850,000

Les Bois, Layer-De-La-Haye



Situated within the highly regarded Les Bois development in the popular village of Layer-de-la-Haye, this impressive five-bedroom detached home with a double garage offers spacious and versatile accommodation, perfectly suited to modern family life or those requiring space to work and entertain from home.

The ground floor provides excellent flexibility, featuring two separate reception rooms, a sun room, formal dining room and a dedicated study, creating a layout that adapts effortlessly to both everyday living and entertaining. The kitchen is complemented by an adjoining utility room and offers internal access to the double garage, presenting clear potential for

updating or personalisation to suit individual tastes.

To the first floor are five well-proportioned double bedrooms, providing ample space for family members or guests. The principal bedroom benefits from a dressing area, while the remaining accommodation is served by three bathrooms, including a family bathroom, an en-suite and an additional shower room.

Layer-de-la-Haye is renowned for its strong community atmosphere and village amenities, including a highly regarded primary school, pre-school, two public houses and easy access to the scenic Abberton Reservoir. Regular bus

services run to Colchester, with mainline rail connections to London available from both Colchester North and Marks Tey stations.

Externally, the property enjoys established and private gardens, a broad driveway and a peaceful setting within one of the village's most desirable developments. The plot offers excellent scope to further enhance or tailor the home into a truly bespoke family residence, surrounded by mature planting and greenery.

Agents Note:

A management charge of approximately £600 per annum applies.













