

oakheart



£850,000

Les Bois, Layer-De-La-Haye

Set within the desirable Les Bois development of Layer-de-la-Haye, this substantial five-bedroom detached home with a double garage offers a rare opportunity for spacious family living in a picturesque Essex village. Inside, the downstairs provides generous proportions throughout, with multiple reception rooms including two distinct living areas, a sunroom, formal dining room, and a dedicated study or office.

The kitchen is complemented by an adjoining utility and internal access to the double garage, providing versatile space that could readily accommodate modernisation or personal improvement to suit your taste. Upstairs, five double bedrooms offer flexibility for growing families, guests, or home working; the principal suite is complete with a dressing area, and three bathrooms including a family bathroom, en suite, and additional shower room to ensure comfort for all.

Modern-day Layer-de-la-Haye remains highly regarded for its well-rated Church of England Primary School, thriving preschool, community spirit, the two local pubs and proximity to natural amenities including Abberton Reservoir, ideal for walking and wildlife. There are regular bus services connecting residents to Colchester and surrounding towns, and direct links to London are available via Colchester North/Marks Tey Station making the area a popular choice for commuters and families alike. With ample space, rich heritage, and fantastic potential, this Les Bois residence in Layer-de-la-Haye is ready to welcome the next owners to craft their own chapter in a vibrant village.

Surrounded by established gardens, the property features a broad driveway and benefits from privacy within one of Layer-de-la-Haye's most sought-after addresses.

The property's scale and layout present fantastic scope to tailor and create your ideal home. Les Bois itself is a celebrated development, named to reflect the village's deep roots in the local landscape.

Agents Note

There is a management charge payable











Ground Floor



Floor 1

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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

Approximate total area⁽¹⁾

244.9 m²
2636 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

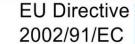
(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



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

GIRAFFE360

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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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