

oakheart

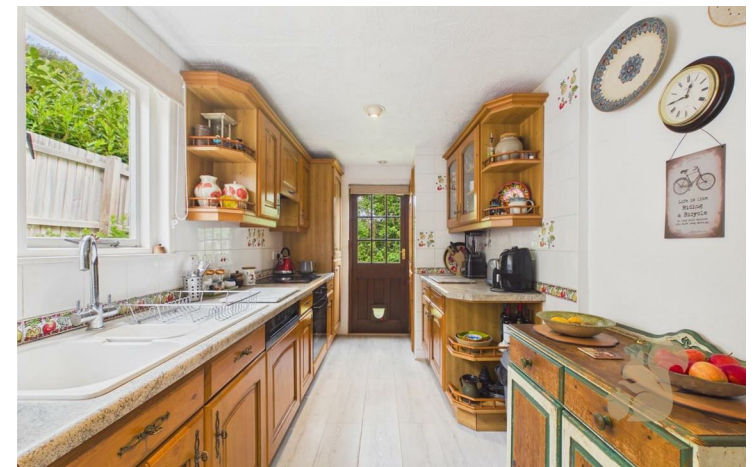


£600,000

Guide Price

Layer Breton Hill, Layer Breton

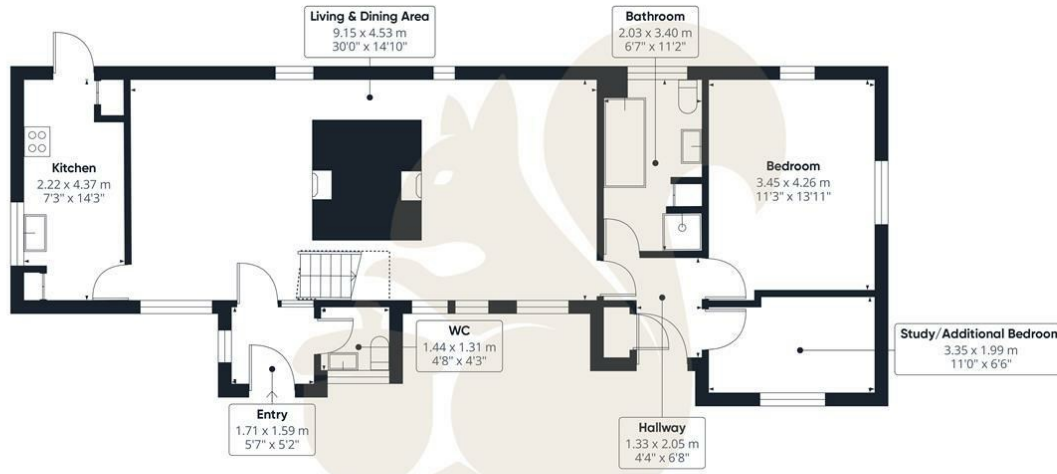
Nestled within a plot approaching 0.28 of an acre in the highly desirable village of Layer Breton, Pump Cottage is a charming and substantially extended three/four bedroom detached thatched cottage, offering an exceptional blend of character features, versatile accommodation and countryside surroundings. Conveniently positioned within easy reach of both Mersea Island and Colchester, the property benefits from access to local amenities, schooling and transport links, whilst enjoying a peaceful village setting.



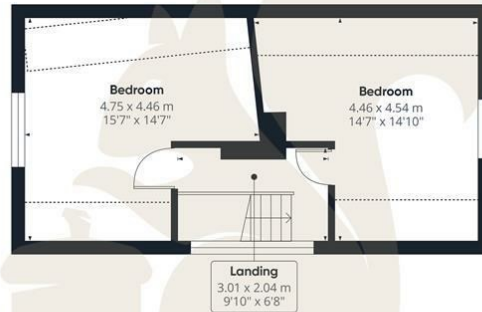








Ground Floor



Floor 1

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**GLA<sup>®</sup>**  
74.48 m<sup>2</sup>  
801.73 ft<sup>2</sup>

**Total**  
124.28 m<sup>2</sup>  
1337.74 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:  
D

**Energy Efficiency Rating**

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