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Signature

Hope Cottage, 149 High Road,
Layer de la Haye, Colchester, Essex, CO2 0EB



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Colchester
CO2 0EB

A wonderful four-bedroom detached family home offering beautifully presented accommodation set in a secluded position in the popular village of Layer de la Haye, on the outskirts of the historical town of Colchester.

Constructed in 2015 to a high standard, Hope Cottage extends to approximately 2,200 sq ft of bright and balanced accommodation with beautifully finished interiors with quality fittings and enjoys landscaped gardens with a detached garage.

- Impressive kitchen/dining room
- Sitting room
- Study
- Sitting room
- Four bedrooms
- Bathroom and ensuite shower room
- Detached garage & ample parking
- Beautifully presented throughout
- Popular village location



A peg tiled porch leads into the welcoming entrance hallway where there are stairs that ascend to the first floor, with storage cupboard beneath, and access to the study/family room and the cloakroom with wc and wash hand basin. The principal reception room has a fireplace with an inbuilt log burner, ideal for cosier evenings, and offers views over the front garden. Previously the property had French doors connecting from the living room into the kitchen/dining room which could easily be re-implemented.



At the heart of the home is the kitchen/dining room which spans the entire width of the house and provides an exceptionally social living space with bi-fold doors leading on to the rear garden terrace. The luxury kitchen has a range of integrated appliances and a central island/breakfast bar as well as ample space for a lounge area and informal dining. The utility room has a further range of storage units which allow space and plumbing for the necessary utility appliances and provides a door to the outside, ideal for pets.

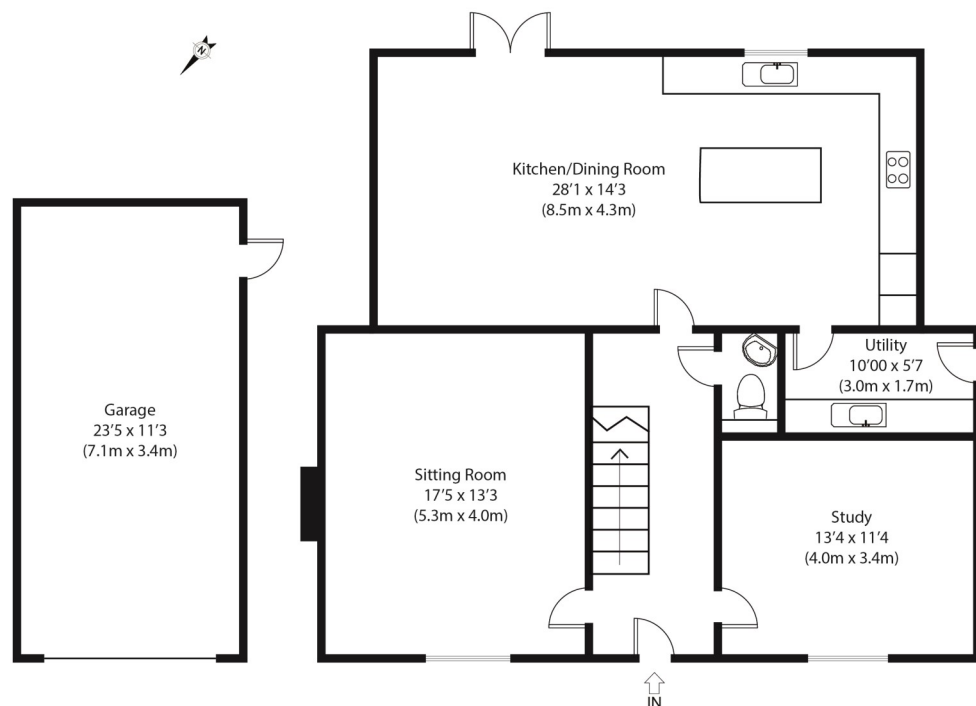


To the first floor are four generously proportioned bedrooms, each allowing space for a double bed and the modern fitted family bathroom suite comprising panel enclosed bath, shower cubicle, hand wash basin and wc. Bedroom one enjoys views over the garden and benefits from en suite shower facilities.

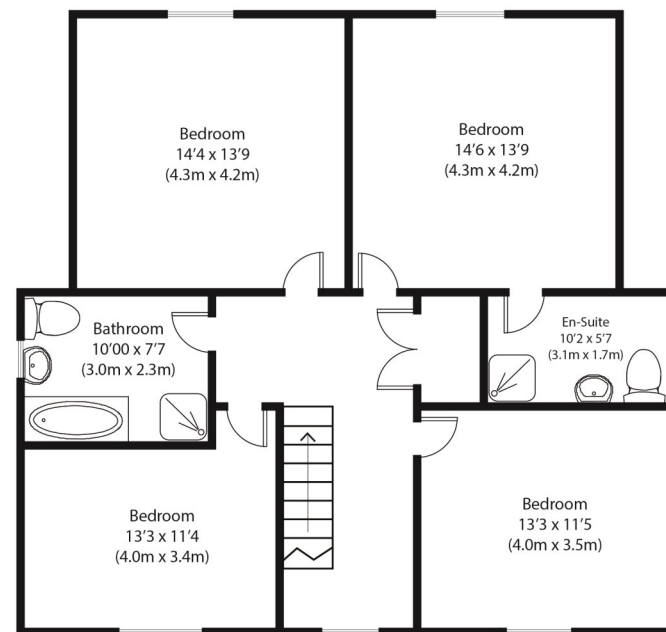








Ground Floor



First Floor

Approximate Gross Internal Area
2205 sq ft (205 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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Outside

The property is set back from the road, with a delightful front garden, and accessed via a private driveway. There is a detached garage with parking in front for several vehicles.

A side gate provides access to the rear garden which commences with a sun terrace, ideal for alfresco dining that faces partly west, enjoying the evening sunshine. The remainder of the garden is predominantly laid to lawn with shrub borders and mature trees.

Location

Laver de la Haye is a popular village on the southwestern outskirts of Colchester. The village has excellent local facilities including two public houses, a shop, primary school, village hall, recreation field and children's play area as well as excellent public footpaths into woodland and the surrounding countryside. The village is adjacent to Abberton Reservoir and the Essex Wildlife Trust. On the northern outskirts of the village is Kingsford where Bannatyne Health Club & Spa and Birch Grove Golf Course can be found.

Colchester has an excellent range of schools with the town centre offering a variety of shops, bars and restaurants as well as two multi-screen cinemas, two theatres and the Firstsite Art Gallery.

For the commuter the mainline station is a short distance away with services to London Liverpool Street.

Directions

Proceed south west of Colchester along Layer Road and at the Kent Blaxhill roundabout take the second exit past Clarice House and proceed into the village of Layer de la Haye. Continue onto High Road and the entrance will be seen on the right hand side shortly after The Donkey & Buskin public house.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC – B



