



Oak Lodge

Abberton Road | Layer-de-la-haye | CO2 0JY

FINE & COUNTRY









STEP INSIDE

Oak Lodge

Welcome to Abberton Road, Layer-De-La-Haye, where you will find this stunning detached house offering over 2,600 square feet of versatile family accommodation. This spacious property is located in a prime tree-lined residential area, surrounded by the outstanding natural beauty of Abberton Reservoir. With its exceptional parking facilities, including two driveways, a double garage, and rear access, convenience and accessibility are guaranteed. The property is set in a picturesque setting, with farmland to the front and stunning countryside views to the rear. The 120-foot rear garden is a true oasis, featuring a lovely seating area, a large workshop, and a summerhouse. This beautiful home is being offered for sale for the first time since it was built in 1968 and is available with no onward chain.

As you enter the property, you are greeted by a spacious entrance hallway with half wood panelled walls and exposed wood flooring. From here, you have direct access to the studio at the rear or the main accommodation of the house. The living room is a bay fronted dual aspect space with a central red brick fireplace, creating a cozy atmosphere. The kitchen is equipped with cream shaker fronted base units, a square edged wood work surface, and matching wall-mounted cabinets. It features integral fridges, a dishwasher, and ample space for a range cooker. The large dining room, with its circular bay window overlooking the garden, is perfect for entertaining. Additionally, there is a versatile studio at the back of the property, ideal for use as a working room or additional living space.

The first floor of the property features a galleried landing connecting the main first-floor accommodation, which includes three bedrooms and a bathroom. The second bedroom offers a pleasant farmland outlook, while the third and fourth bedrooms enjoy views of the garden and countryside beyond. The bathroom is comprised of a panelled bath, WC, heated towel rail, and a hand wash basin.

Continuing to the second floor, you'll find a first floor hallway providing access to the second-floor living room and the easily accessible loft. The living room boasts a vaulted ceiling, two Velux windows, and built-in eaves storage cupboards, creating a spacious and versatile area.

Outside, the property offers exceptional parking facilities. The front garden features a block cast driveway leading to the double garage, as well as a separate driveway with a five-bar gate that extends to the rear garden. The 120-foot rear garden is divided into two areas, with a raised decking area, a summerhouse, and a workshop, all with power and lighting. The garden also includes a pleasant seating area with countryside views, a central lawn, an allotment area with raised timber retained beds, and a greenhouse.



LOCATION

Oak Lodge

Layer de la Haye is a peaceful village located towards the South West of Colchester, England's oldest recorded town. There is a strong community, with a new village hall offering a variety of activities, including yoga and pilates. The village infants' school is well rated by OFSTED and there is a variety of good schools within close proximity, including the renowned Colchester Royal Grammar School. The village has two great pubs serving traditional food, a village shop, doctors, golf course, Clarice House health spa and gym (now Bannatynes).

The residence is surrounded by countryside, yet the convenience of everyday amenities is nearby. Colchester centre with its array of shopping facilities, galleries and restaurants is just some 3 miles away, as is Tollgate retail park, which offers great shopping facilities, including a large Sainsburys and a variety of restaurants and cafes. Colchester Zoo is within easy reach of Oak Lodge, as is the historic Castle Park, offering a wealth of history and many fantastic family days out throughout the year.

The A12 is ten minutes drive away, giving easy access to routes into Chelmsford, Ipswich and London. Colchester and Marks Tey train stations are within 5 miles giving direct links to London Liverpool Street in just 50 minutes and Stansted airport is just some 40 minutes away.

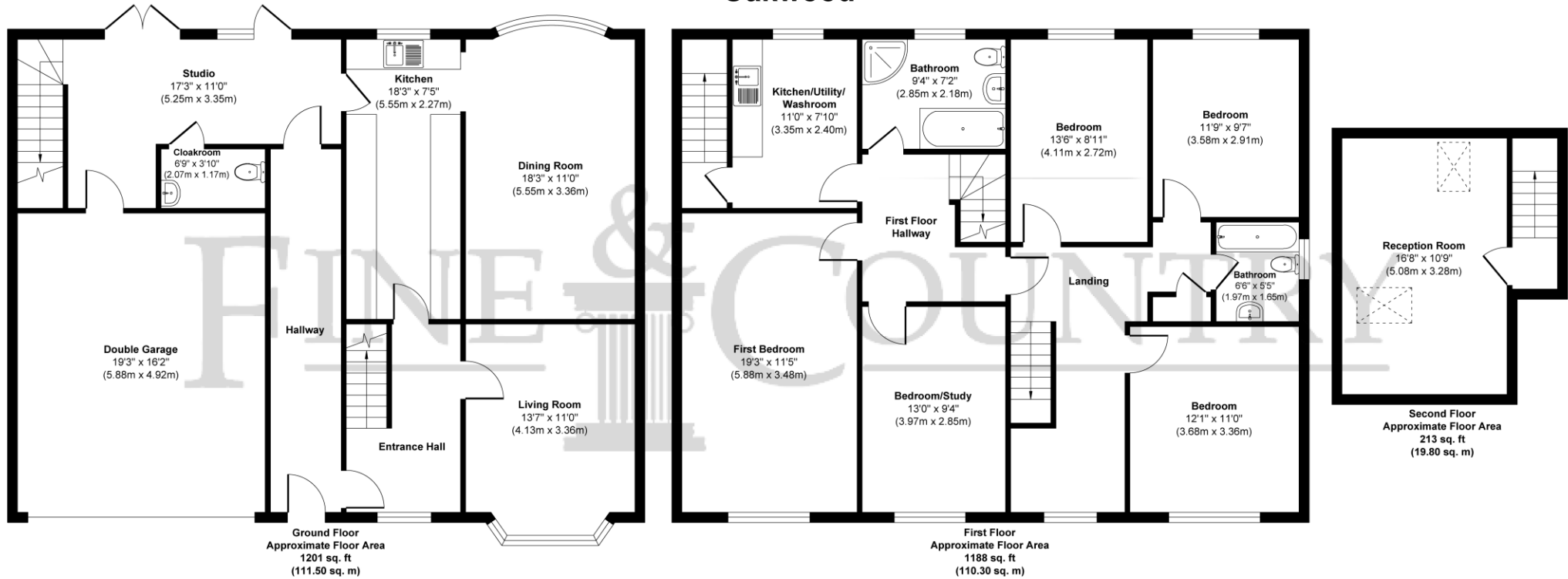
Services

Mains Water, Electric, Gas Central Heating.

Council Tax band: D

EPC: C

Oakwood



Approx. Gross Internal Floor Area 2602 sq. ft / 241.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





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