



**Oak Lodge,
Layer-de-la-Haye, Essex**

**DAVID
BURR**



Oak Lodge, Abberton Road, Layer-de-la-Haye, Colchester, Essex, CO2 0JY

Layer-de-la-Haye is a popular village located in the Roman River Valley conservation area close to the ancient town of Colchester and its wide range of amenities including a main line rail link to London Liverpool Street. Layer itself offers a range of services including a primary school, village shop, church, village hall and two public houses. The village sits close to Abberton Reservoir with its wild birds sanctuary and panoramic scenery, the ideal place to take a walk.

A five-bedroom, three reception room detached property offering an accommodation schedule of approximately 2,200sq ft enjoying an attractive position on the highly regarded north Essex village of Layer-de-la-Haye. Located within convenient reach of the centre of the village with its popular pubs, well-regarded primary school and convenient access backing onto the south western fringe of the historic Roman City of Colchester. An adaptable, well-presented individual property of impressive standing that has benefitted from comprehensive programmes of improvement and extension with multiple access points offering scope for annexe/ancillary use, if so required, or in its current use as a generously proportioned family home. Offering an accommodation schedule arranged over three floors with ample storage space and further benefits including a double garage, ample private parking via multiple access points and well-screened gardens with a range of timber framed outbuildings with aspect across meadowland with woodland distant.

A five-bedroom, three reception room detached property situated on the periphery of the well-regarded north Essex village of Layer-de-la-Haye. Offering an internal accommodation schedule of approximately 2,200sq ft with further benefits including a double garage, ample private parking via multiple vehicular access points and gardens with aspect across meadowland and woodland beyond

UPVC clad grained effect security door with glass panelling opening to:

INNER HALL: 23' 9" x 4' 6" (7.25m x 1.39m) Providing a walkway through to the garden room with half height tongue and groove panelling, hatch through to the hall and panel door opening to:

ENTRANCE HALL: 11' 1" x 6' 6" (3.40m x 1.99m) With UPVC framed casement window range to front, primary staircase off and stripped timber framed flooring throughout. Half height tongue and groove panelling, door to useful understair storage recess and part stained glass panelled pine door opening to:

SITTING ROOM: 14' 1" x 11' 0" (4.30m x 3.36m) Affording a dual aspect with a wealth of natural light from the south facing front elevation with leaded light casement window range and further window to side. The focal point of the room is a red brick fireplace with terracotta tiled hearth, mantle over and picture rail.

KITCHEN: 18' 3" x 7' 5" (5.56m x 2.27m) Fitted with an extensive range of shaker style wooden base and wall units with preparation surfaces over and tiling above. Ceramic valerian block sink unit with hot and cold tap over and casement window range to rear. Appliances include base level double fridge and integrated dishwasher. An oven with four ring hob, plate warmer and grill above and space and plumbing for a washing machine/dryer. Wall level plate rack with spotlights above, casement

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window range to rear affording views across the gardens. Tiled flooring throughout and opening to:

DINING ROOM: 19' 7" x 10' 0" (5.96m (into bay) x 3.06m) Afforded a dual aspect with bay window range to rear, casement window to side and fireplace with hearth, surround and mantle over. Dado rail and aspect across the rear gardens.

GARDEN ROOM: 17' 3" x 10' 11" (7' 9") (5.25m x 3.34m (narrowing to 2.38m)) A versatile room set across the rear elevation with a window affording an aspect across the gardens and both a single door and half height panel glazed doors opening to the rear gardens and decked terrace respectfully. Door to substantial understair storage recess, personnel door into the rear of the garage, secondary staircase off and door to:

CLOAKROOM: 5' 6" x 2' 10" (1.67m x 0.87m) Fitted with ceramic WC, wash hand basin with tiling above and part tongue and groove panelling.

First floor

LANDING: 16' 8" x 7' 0" (5.09m x 2.15m) With leaded light casement window to front, open fronted fitted bookshelves and hatch to loft. Door and step rising to a secondary landing area with staircase rising to the second floor and door to:

BEDROOM 1: 16' 11" x 10' 8" (5.15m x 3.24m (into wardrobe)) With leaded light casement window range to front, LED spotlights and space for range of wardrobe units.

BEDROOM 2: 11' 11" x 10' 6" (3.64m x 3.20m) With leaded light casement window range to front affording views towards Abberton Reservoir.

BEDROOM 3: 13' 1" x 9' 4" (3.99m x 2.84m) With leaded light casement window range to front affording views across adjacent farmland and Abberton Reservoir distant. Ideally suited as a home office, if so required.

BEDROOM 4: 13' 7" x 8' 0" (4.14m x 2.44m) With casement window range to rear affording views across the gardens, meadowland and woodland distant.

BEDROOM 5: 11' 7" x 9' 7" (3.52m x 2.91m) With casement window range to rear affording views across the gardens, meadowland and woodland distant.

FAMILY BATHROOM: 9' 3" x 7' 5" (2.83m x 2.25m) Principally tiled and fitted with ceramic WC, Burlington pedestal wash hand basin, bath with shower attachment over and heated towel radiator. Fully tiled, separately screened shower with mounted and handheld shower attachments and obscured glass casement window to rear.

FAMILY BATHROOM 2: 6' 6" x 5' 7" (1.97m x 1.69m) An additional family bathroom suite principally tiled and fitted with ceramic WC, wall hung wash hand basin and bath with both mounted and handheld shower attachment over.

Second floor

LANDING: With door to substantial loft storage space and further door to:

SNUG: 16' 8" x 10' 9" (5.09m x 3.28m) Offering excellent potential as a second floor snug and set beneath a pitched roofline with velux windows to front and side, range of fitted eaves storage and also offering excellent potential as a further bedroom, if so required.

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Outside

Situated on Abberton Road, the property is approached via a double width, brick paved driveway flanked by lawn with fence line border to front and gated secondary vehicular access. Direct access from the driveway is provided to the:

DOUBLE GARAGE: 19' 10" x 15' 11" (6.04m x 4.86m) With electric up and over door to front, light and power connected and personnel door to rear.

The gardens envelope the property with a secondary vehicular access to side providing tandem space for approximately five vehicles.

The gardens are arranged via a central expanse of lawn with walkway, raised decked terrace and range of timber framed outbuildings including workshops and external stores.

A seating area is positioned to the rear of the gardens, ideally suited for the east facing sun with the walkway continuing to a fence line boundary to rear with gated access to a further area of garden with terrace, seating area, raised beds and offers an attractive aspect across meadowland and woodland distant.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///boat.aura.tens

LOCAL AUTHORITY: Colchester City Council, Town Hall, High Street, Colchester, Essex, CO1 1PJ (01206 282222). **BAND:** D.

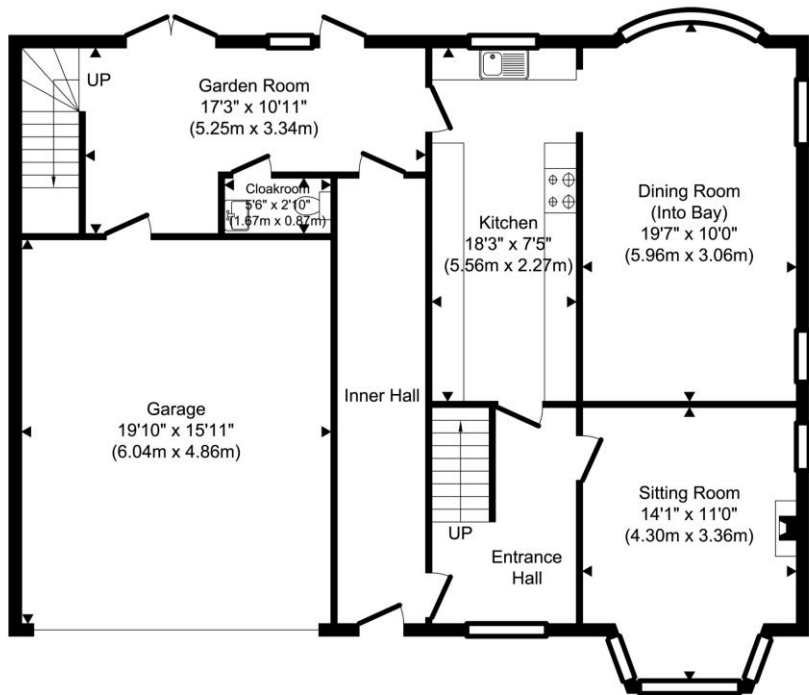
BROADBAND: Up to 900 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

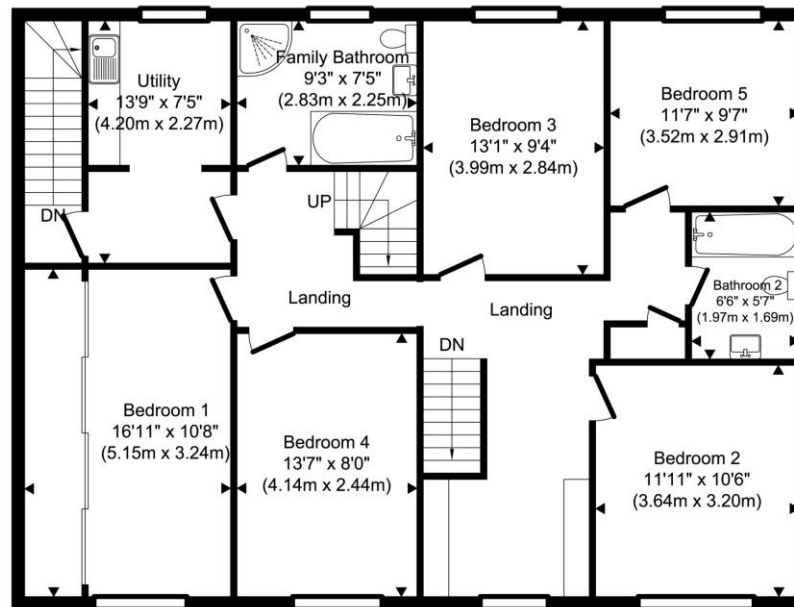
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

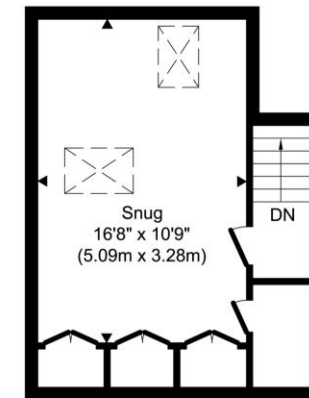
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Ground Floor
Approximate Floor Area
1214.06 sq. ft.
(112.79 sq. m)



First Floor
Approximate Floor Area
1187.79 sq. ft.
(110.35 sq. m)



Second Floor
Approximate Floor Area
248.75 sq. ft.
(23.11 sq. m)

TOTAL APPROX. FLOOR AREA 2650.61 SQ.FT. (246.25 SQ.M.)

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