



Kingsland Farm
Kingsford, Essex

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Kingsland Farm, Layer Road, Kingsford, Colchester, Essex, CO2 0HS

Neighbouring the quaint village of Layer-De-La Haye which offers a range of services including primary school, two public houses and a local village shop. Neighbouring a vast amount of woodland and Abberton reservoir which offers a range of varied walking routes. Close to the City of Colchester which provides a wide range of amenities including a main line rail link to London Liverpool Street with Bannatyne Spa at Kingsford Park, a two-minute walk away.

A four/five-bedroom detached property understood to date from the 1930s set within a 0.92 acres total plot situated in the ever-popular hamlet of Kingsford. Positioned on the outskirts of Layer-De-La-Haye, the property is set back from Layer Road offering a wealth of potential for adaption, extension and/or re-development (subject to the necessary planning consents). A rarely available market opportunity set on the south western fringe of the historic roman City of Colchester and evidently built to high specification of its time with the benefit of cavity wall insulation.

Set beneath a pitched tiled roofline, the accommodation schedule is arranged via three distinctive ground floor reception rooms enjoying a south facing rear aspect and whilst fair to suggest the property would benefit from modernisation/updating, it nonetheless offers outstanding potential as a family home. Offering an accommodation schedule of approximately 2,000sq ft, further benefits include an open fronted triple cartlodge, an extensive area of private parking and established grounds with a total plot size of approximately 0.92 acres.

A four-bedroom detached 1930s property requiring modernisation/updating whilst occupying a 0.92 acre plot with exceptional potential for extension, adaption and/or re-development (subject to the necessary planning consents).

Panel door opening to:

ENTRANCE HALL: 24' 2" x 6' 3" (7.39m x 1.92m) An inviting approach with staircase off; UPVC double glazed windows to front and door to useful understair storage recess. Obscured panel glazed door to:

SITTING ROOM: 23' 1" x 11' 10" (7.05m x 3.62m) With yorkstone fireplace, serving hatch through to kitchen and casement window to garden room. A further casement window offers a south facing aspect with views across the rear gardens in addition to a sliding panelled patio door.

DINING ROOM: 24' 1" x 11' 10" (7.36m x 3.61m) A single storey extension to the property set beneath a pitched roof line with an array of exposed timber work, UPVC double glazed casement windows to front

and rear in addition to a marble granite fireplace with inset electric fire and wooden surround.

KITCHEN/BREAKFAST ROOM: 18' 8" x 11' 6" (5.69m x 3.53m) Fitted with an extensive range of matching base and part glass fronted wall units with preparation surfaces over and tiling above. Hotpoint oven with Neff hob and plate warmer in addition to an extraction hood above. Further fitted appliances include a dishwasher. Casement windows to side affording views across the gardens. Half height panel glazed stable door opening to:

GARDEN ROOM: 12' 1" x 8' 11" (3.70m x 2.74m) Set beneath a pitched roofline enjoying a glazed surround on three sides and affording a south facing aspect across the rear gardens.

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PANTRY: Fitted with shelving and with window to side.

UTILITY ROOM: 9' 11" x 8' 11" (3.04m x 2.74m) Fitted with a matching range of base units in addition to a stainless-steel single sink unit with hot and cold tap over. Space and plumbing for washing machine and dryer. Casement window to side, panel glazed UPVC door to outside and further door to:

GROUND FLOOR BATHROOM: 8' 11" x 7' 1" (2.72m x 2.18m) Fitted with ceramic WC, pedestal wash hand basin and bath with tiling over. UPVC double glazed window to side.

First floor

LANDING: With window to front and double doors to linen store housing water cylinder and gas fired boiler.

BEDROOM 1: 14' 0" x 11' 10" (4.29m x 3.62m) Affording a southerly rear aspect with two casement windows affording elevated views across the established rear gardens. Corner wash hand basin within a fitted base unit.

BEDROOM 2: 11' 10" x 9' 11" (3.62m x 3.03m) Affording a southerly aspect with window to rear affording views across the established gardens. Corner wash hand basin within a fitted base unit.

FAMILY BATHROOM: 18' 7" x 11' 6" (5.68m x 3.52m) A substantial bathroom suite fitted with a ceramic WC, pedestal wash hand basin, bidet and sunken bath within a tiled surround. Fully tiled separately screened shower with shower attachment and windows to side.

INNER HALL: Offering potential use as a first floor study area with casement window to front and stairs rising to:

Second floor

LANDING: With door to:

BEDROOM 3: 12' 1" x 9' 1" (3.70m x 2.77m) With casement window to rear affording a southerly aspect and doors to fitted eaves storage space.

BEDROOM 4: 12' 9" x 15' 9" (3.90m x 4.81m) With window to rear affording a southerly aspect and door to eaves storage space.

Outside

The property is set back from Layer Road and approached via the access road to Birch Grove golf club with a post and rail fence line border, screening an area of shingled private parking providing space for approximately 10 vehicles. Direct access is provided to the:

TRIPLE CARTLODGE: 20' 11" x 15' 9" (6.39m x 4.81m) With brick support struts and two open fronted bays with windows to side.

The gardens envelope the property occupying a truly idyllic setting with established hedge line border, range of established trees and providing considerable privacy with no immediate neighbours. The gardens have been divided into various further areas with multiple vehicular access points, land set to orchard in addition to a range of external stores. A market opportunity offering a rarely available blend of extension opportunity, mature grounds, established borders and private position with a south facing rear aspect.

TENURE: Freehold

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

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BROADBAND SPEED: Up to 1000Mbps (source Ofcom).

PHONE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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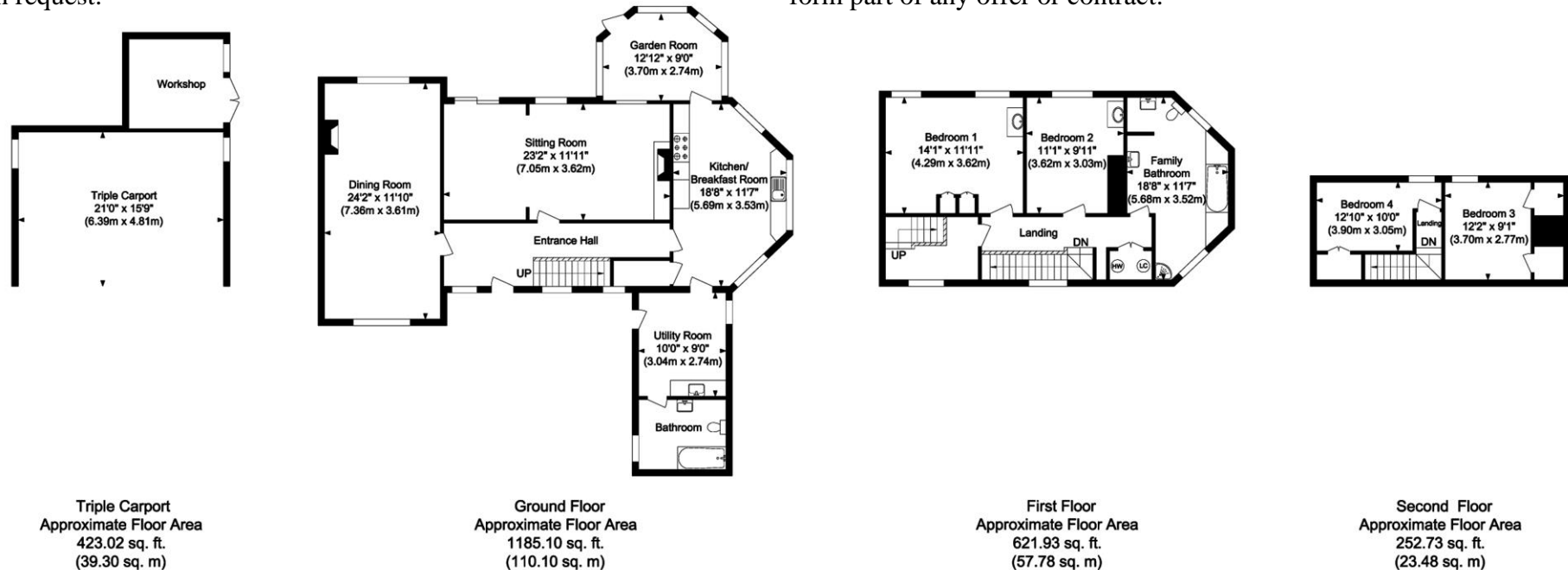
EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: intro.trees.firm

LOCAL AUTHORITY: Colchester City Council, **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 2482.80 SQ.FT. (230.66 SQ.M.)

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