



4 Hall Road, Tiptree, CO5 0BJ
Offers over £750,000



4 Hall Road, Tiptree, CO5 0BJ

Offers over £750,000



Some more information...

Set back from the road, the property is accessed via the composite entrance door leading into the spacious reception hall complete with vaulted ceiling and velux roof light with doors giving access to four of the five bedrooms the property has to offer.

Bedroom one has a window to the side elevation, dressing area with fitted wardrobes vellum roof light and separate en-suite with walk in wet room shower. Bedroom two also benefits from an en-suite with walk in wet room shower. Whilst bedrooms three and four both of which are double sized bedrooms, however these are currently utilised as further reception spaces. Beyond the reception hall the inner hallway provides access to bedroom five currently, the family bathroom, utility room with its door to the rear garden and storage cupboard.

Located at the end of the inner hall a further door leads into the kitchen dining room with French doors leading out to the rear garden, stable door to the side and fitted with a range of eye and base level cupboards and drawers beneath wood block work surfaces AEG integrated appliances include, two self cleaning ovens, warming drawer, dishwasher and wine cooler. Double half glazed doors lead from the dining area into the sitting room which also had French doors to the rear garden. Access can be gained to the three loft spaces the property benefits from.

Externally...

To the front of the property there is off street parking for a number of vehicles a gate provides access to the side of the annexe and its garden area, through the side garden and on to the rear via an Indian sandstone paving which continues to the immediate rear of the property and larger area ideal for alfresco dining. The garden is enclosed by mature hedge and tree planting and there is a large timber constructed log cabin with the balance of the garden being laid to lawn with a number of raised bed areas.

The Annexe...

Separate from the property there is a one-bedroom annexe which has been converted to living accommodation, ideal for

independent living of a relative, or carer. The Annexe is access through a single door to the side which leads into an open plan living kitchen area, having a bay window to the front and fully fitted kitchen including washing machine, fridge domino hob and eye level oven. A door leads into the bedroom area with window to the rear, fitted wardrobe and sliding door leading into the en-suite shower room, comprising shower cubicle with electric power shower, low level W.C. and wash hand basin.

Location...

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and 7 miles from the historic quayside town of Maldon. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Son jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

Reception Hall

18'7" x 8'10" (5.66m x 2.69m)

Kitchen Dining Room

23'10" x 10'11" (7.26m x 3.33m)

Utility Room

7'6" x 5'6" (2.29m x 1.68m)

Lounge

14'8" x 10'11" (4.47m x 3.33m)

Bedroom 1

15'8" x 10'1" (4.78m x 3.07m)

Dressing Area

8'5" x 5'9" (2.57m x 1.75m)

En-suite

5'9" x 5'5" (1.75m x 1.65m)

Bedroom 2

11'8" x 9'5" (3.56m x 2.87m)

En-suite

5'4" x 4'6" (1.63m x 1.37m)

Bedroom 3

12'0" x 9'4" (3.66m x 2.84m)

Bedroom 4

12'0" x 10'5" (3.66m x 3.18m)

Bedroom 5

12'0 x 9'9" (3.66m x 2.97m)

Bathroom

10'11 x 6'11" (3.33m x 2.11m)

Annexe Living / Kitchen

14'10" x 11'9" max (4.52m x 3.58m max)

Annexe Bedroom

10'3" x 9'7" (3.12m x 2.92m)

Shower room

6'4" x 4'10" (1.93m x 1.47m)

Services

Council Tax Band - E

Local Authority - Colchester City Council

Tenure - Freehold

EPC Ratings - Bungalow - 72/82 C. Annexe - 70/101 C

Broadband Availability - Superfast Broadband Available with speeds up to 80mbps (details obtained from Ofcom Mobile and Broadband Checker) - March 2025.

Mobile Coverage -

It is understood that the best available mobile service in the area is provided by EE (details obtained from Ofcom Mobile and Broadband Checker) – March 2025.

Utilities -

Mains Electric

Gas Fired Central Heating.

Mains Water

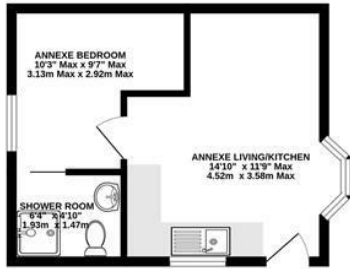
Mains Sewerage

Construction Type -

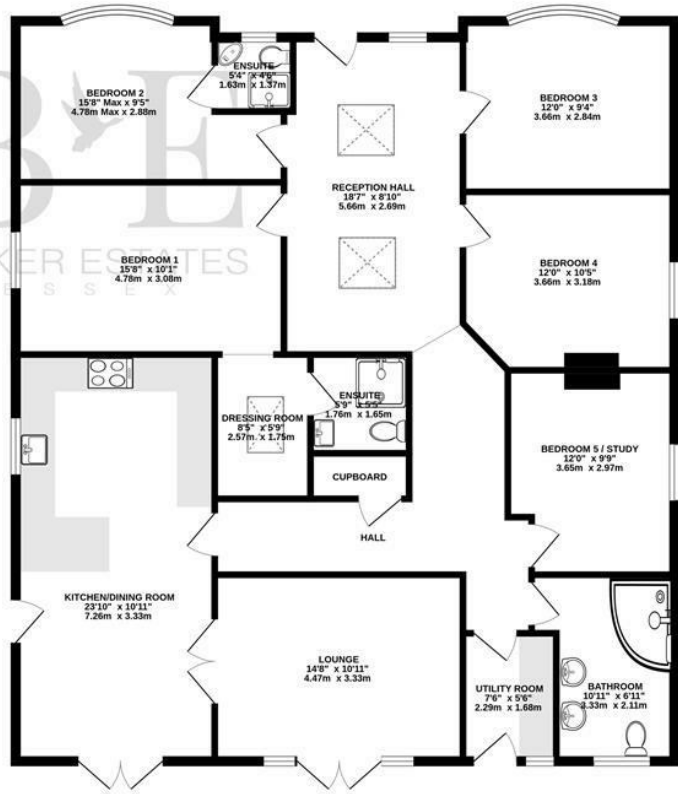
We understand the property to be of Traditional Construction of Brick and Block. The property does not have step free access from the street to inside the property.



ANNEXE
275 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.