



4 Wood View, Colchester, CO5 0DF
Guide price £875,000

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Some More Information

Set back from the road, over the private driveway, this exceptional property is one not to be missed. Individually designed by the current owners, to include a ground floor annexe suite suitable for family cohabitation or teenager living. From the covered entrance porch you enter the galleried entrance hall where stairs rise to the first floor and doors give access to all ground floor rooms. The sitting room is located immediately in front of you which is a wide rectangular room, having French doors leading out to the rear, along with a number of windows allowing the light to flood in. Completing the sitting room is the central fireplace with stone surround and hearth open grate fireplace.

Adjacent is the kitchen dining room, which has recently been refitted with a range of eye and base level cupboards and drawers presented in a white shaker style door beneath stone work surfaces. Integrated oven, hob and extractor whilst spaces exist for an American Fridge Freezer and Dishwasher. A single door leads out to the side pathway along with a window to the side elevation allowing natural light to the dining end of the room, in addition to the window to the rear overlooking the expansive garden. Adjacent is the utility room, fitted with an area of worktop with inset sink and space beneath for two appliances, as well as door to the side elevation. Across the galleried entrance hall the internal annexe can be accessed with its ground floor shower room, and door to the study/family room with its window to the side and in turn leading to bedroom four which is currently utilised as a study space.

To the first floor the minstrels gallery landing provides access to the three expansive double bedrooms located on the first floor. Bedroom one is located to the rear and has windows over looking the garden and woodland beyond, whilst also benefiting from an en-suite shower room comprising shower enclosure, low level W.C. and pedestal wash hand basin, completing the principle suite is the separate dressing room with fitted hanging space and drawers. Bedroom two has a window to the side elevation and wall to wall fitted wardrobes whilst bedroom three has a window to the front elevation and also has fitted wardrobe storage. Accessed via the loft hatch the attic space is a great size and offers the potential to further expand the property which has a circular window to the rear elevation, subject to the relevant surveys and permissions required.

Externally

To the front of the property the tegular block paved driveway provides off street parking for three vehicles, which in turn leads to the garage / workshop building via an electric sectional door. The garage is divided into two areas, one utilised as a garage and open to the workshop area which is ideal for ensure you can keep both car and items within the space. The garage further benefits from having a further electric sectional door leading out to the rear garden allowing easy access for any larger machinery or additional parking space within the 0.448 acres plot.

The garden is divided into a number of areas with a central mature hedge providing screening which still allowing the larger area of grass for entertaining or playing ball games. To the side of the sitting room a covered section providing a sitting space. To the immediate rear a paved terrace provides ample room for relaxation over looking the mature rear garden, towards the foot of which there are two timber constructed sheds a greenhouse and small private fruit orchard.

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.

The nearby town of Maldon is located 7 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Colchester which is a similar distance from the property. In addition the nearest mainline railway station is located at Kelvedon with a fast and frequent service to London Liverpool Street Station.

Galleried Entrance Hall

16'1" x 9'10" (4.90m x 3.00m)

Kitchen/Dining Room

23'8" x 10'8" (7.21m x 3.25m)

Utility Room

10'8" max x 7'2" (3.25m max x 2.18m)

Sitting Room

19'1" x 14'9" (5.82m x 4.50m)

Bedroom Four

16'1" x 12'3" (4.90m x 3.73m)

Study / Dressing Room

9'11" x 6'6" (3.02m x 1.98m)

Shower Room

9'11" x 5'10" (3.02m x 1.78m)

Galleried Landing

Bedroom One

13'10" x 12'1" (4.22m x 3.68m)

En-Suite

7'2" x 5'7" (2.18m x 1.70m)

Dressing Room

7'2" x 4'10" (2.18m x 1.47m)

Bedroom Two

15'7" inc wardrobe x 11'9" (4.75m inc wardrobe x 3.58m)

Bedroom Three

13'3" in wardrobe x 10'8" (4.04m in wardrobe x 3.25m)

Bathroom

7'2" x 7'2" (2.18m x 2.18m)

Attic Room

30'10" x 15'6" (9.40m x 4.72m)

Garage

17'0" x 10'10" (5.18m x 3.30m)

Workshop Area

12'8" x 9'6" (3.86m x 2.90m)

Sun Terrace

14'9" x 3'0" (4.50m x 0.91m)

Services

Council Tax Band - F

Local Authority - Colchester City Council

Tenure - Freehold

EPC - C

Broadband Availability - Superfast Broadband Available with speeds up to 44mbps (details obtained from Ofcom Mobile and Broadband Checker) - March 2025.

Mobile Coverage - It is understood that available mobile service in the area is provided by EE, Three, O2 and Vodafone (details obtained from Ofcom Mobile and Broadband Checker) – March 2025.

Utilities -

Mains Electric

Gas Fired Central Heating.

Mains Water

Mains Drainage

Construction Type - We understand the property to be predominantly of brick & block construction. The property has step free access to the front of the property and is free from any management company responsibilities.

Broadband Availability - Superfast Broadband Available with speeds up to 44mbps (details obtained from Ofcom Mobile and Broadband Checker) – March 2025.

Mobile Coverage - It is understood that the mobile phone service is available from the four main providers (details obtained from Ofcom Mobile and Broadband Checker) - March 2025.

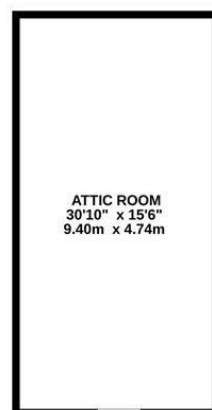
Flooding from Surface Water, Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - March 2025



2ND FLOOR
479 sq.ft. (44.5 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.
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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

