



Walnut Tree Cottage, Vine Road, Tiptree, Colchester, CO5 0LR

Guide Price £500,000

Fine and Country are delighted to present this charming, period character semi-detached thatched cottage, situated within walking distance of Tiptree village centre. The village offers an excellent range of shops, schools, and local amenities. This delightful property is brimming with original features and offers versatile accommodation, making it an ideal home for those seeking a blend of historic charm and modern convenience.



OVERVIEW

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STEP INSIDE

Upon entering the cottage via the stable door, you are welcomed into a spacious kitchen/breakfast room, characterised by its period features. The kitchen is a delightful blend of rustic charm and modern convenience. It features exposed wooden beams that add character and warmth, contrasting beautifully with the light walls and cabinetry. The room is spacious, filled





with natural light from multiple windows that offer views of the surrounding greenery.

The kitchen is equipped with a gas-fired Aga, which not only serves as a functional cooking appliance but also adds to the traditional aesthetic of the space. The work surfaces are ample, with a butler sink, surrounded by cabinetry that provides plenty of storage. The tiled backsplash adds a splash of colour and texture, complementing the overall design.

The dining area is designed with comfort and style in mind, featuring a combination of traditional and contemporary elements, with French doors to the rear garden. The sturdy wooden dining table is complemented by painted chairs and benches, which provide ample seating for family and friends. The mix of natural materials, including brick accents and wooden beams, ties the room together, giving it a timeless, country cottage feel.

The lounge offers a cozy retreat with a gas-fired log burner set into a red brick open fireplace, perfect for those chilly evenings. With windows and glazed door to rear.

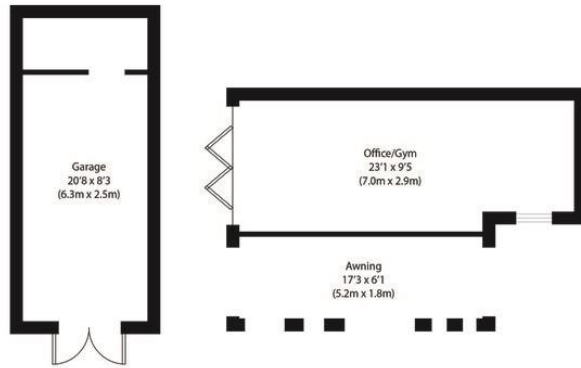
The ground floor further comprises a utility room with windows to side and rear, providing additional storage space. A lobby with a window to front and door to shower room comprising shower, sink and WC. This completes the ground floor layout.

The first-floor landing leads to three well-proportioned bedrooms, each with its own unique character. The main bedroom features sloping ceilings, exposed timbers and a fitted wardrobe, with window to the rear aspect, along with an en-suite. The second bedroom is generously sized, with windows to both the front and side aspects. exposed





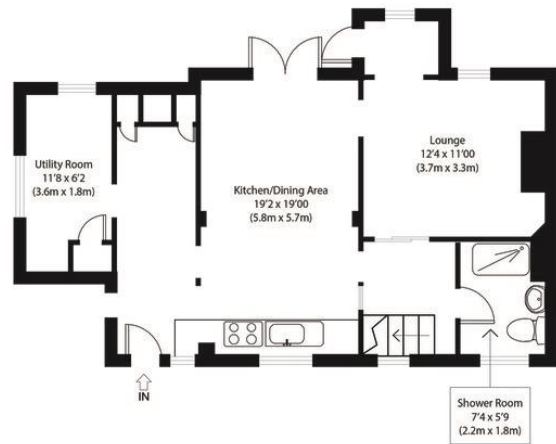




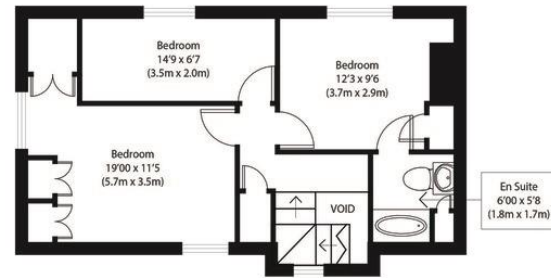
Approximate Gross Internal Area
Main House 1180 sq ft (110 sq m)
Outbuildings 390 sq ft (36 sq m)
Total 1570 sq ft (146 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharinggroup.co.uk

FINE COUNTRY



Ground Floor



First Floor

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements