



3 bedroom Cottage located in Tiptree.

Guide Price
£450,000 - £475,000

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JOHN ALEXANDER
ESTATE AGENTS

Pit Lane Tiptree Colchester CO5 0EG

FULL DESCRIPTION

THE HOME

GUIDE PRICE £450,000 TO £475,000

Rose Tree Cottage is a breath-taking 17th-century thatched home that has been thoughtfully extended and tastefully modernized. Nestled in a picturesque setting, this enchanting cottage seamlessly blends old-world charm with contemporary convenience, offering a truly unique and inviting living experience. The home retains its historic character while embracing modern enhancements designed for today's lifestyle.

Stepping inside, the ground floor hosts two beautifully appointed bedrooms, each exuding character and comfort, along with a stylish family bathroom and an additional WC for added convenience. At the heart of the home is the spectacular kitchen and family room, with its impressive vaulted ceiling, overhead skylights, and elegant double doors that open onto the lush garden, this space is bathed in natural light, creating an airy and welcoming atmosphere. The kitchen seamlessly blends contemporary fittings with rustic charm, making it a delightful space for cooking, dining, and gathering.

Ascending the staircase, you will find a charming third bedroom, offering a private and peaceful sanctuary. Whether used as a guest room, a personal retreat, or a home office, this space is perfect for those seeking quietude and comfort within a home full of history.

Externally, the property boasts a well-maintained garage, which can be used for storage or a separate living space, and ample off-road parking for multiple vehicles. The beautifully landscaped, well-stocked garden is a true haven, featuring an

abundance of vibrant flowers, mature trees, and serene seating areas.

If you are searching for a home that tells a story, exudes warmth, and provides all the comforts of modern living, Rose Tree Cottage is waiting to welcome you.

LOCATION

Nestled in the heart of Tiptree, Essex, Rose Tree Cottage enjoys a prime position. This picturesque village setting offers a harmonious blend of rural charm and modern conveniences, making it an ideal location for families and professionals alike.

The area is well-served by reputable schools, including Thurstable School Sports College and Sixth Form Centre, Baynards Primary School, and Milldene Primary School, all within easy reach.

Commuters will appreciate the excellent transport links, with Kelvedon railway station only 2.4 miles away, offering regular services to London and beyond, while local bus routes ensure convenient travel within the area. Tiptree boasts a strong sense of community and a variety of amenities, including independent shops and cosy cafes.

Offering both historic charm and modern convenience, Rose Tree Cottage provides an idyllic setting for those looking to enjoy the best of village life while remaining well-connected to larger towns and cities.



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PROPERTY FEATURES

Ground Floor:

Lounge – A warm and inviting space featuring an entrance door, glazed window, charming exposed beams, and a brick-built open fireplace. Stairs lead to the first-floor landing.

Kitchen – A spacious and light-filled kitchen with four Velux windows, a glazed window, and a door providing outdoor access. It boasts wall and base-level units, oak worktops, a Butler sink, a Rangemaster oven with hob and extractor fan, and tiled flooring, with ample space for appliances.

Bedroom Two – A bright and airy double bedroom with a glazed window.

Bedroom Three – Features a glazed window and radiator, offering a cozy and functional space.

Cloakroom – Includes a low-level WC and wash hand basin for added convenience.

Main Bathroom – A stylish space with a freestanding bath, shower cubicle, low-level WC, wash hand basin, and a roof lantern that floods the room with natural light. Finished with partly tiled walls and tiled flooring.

Exterior Features

First Floor:

Master Bedroom (First Floor) – A well-proportioned bedroom with a single glazed window, providing a peaceful retreat.

Outside:

Driveway – Provides off-road parking for four vehicles, laid with shingle for a neat and practical finish.

Garage – With a front storage area, the remainder has been converted into a versatile office space, featuring a window and door leading to the garden.

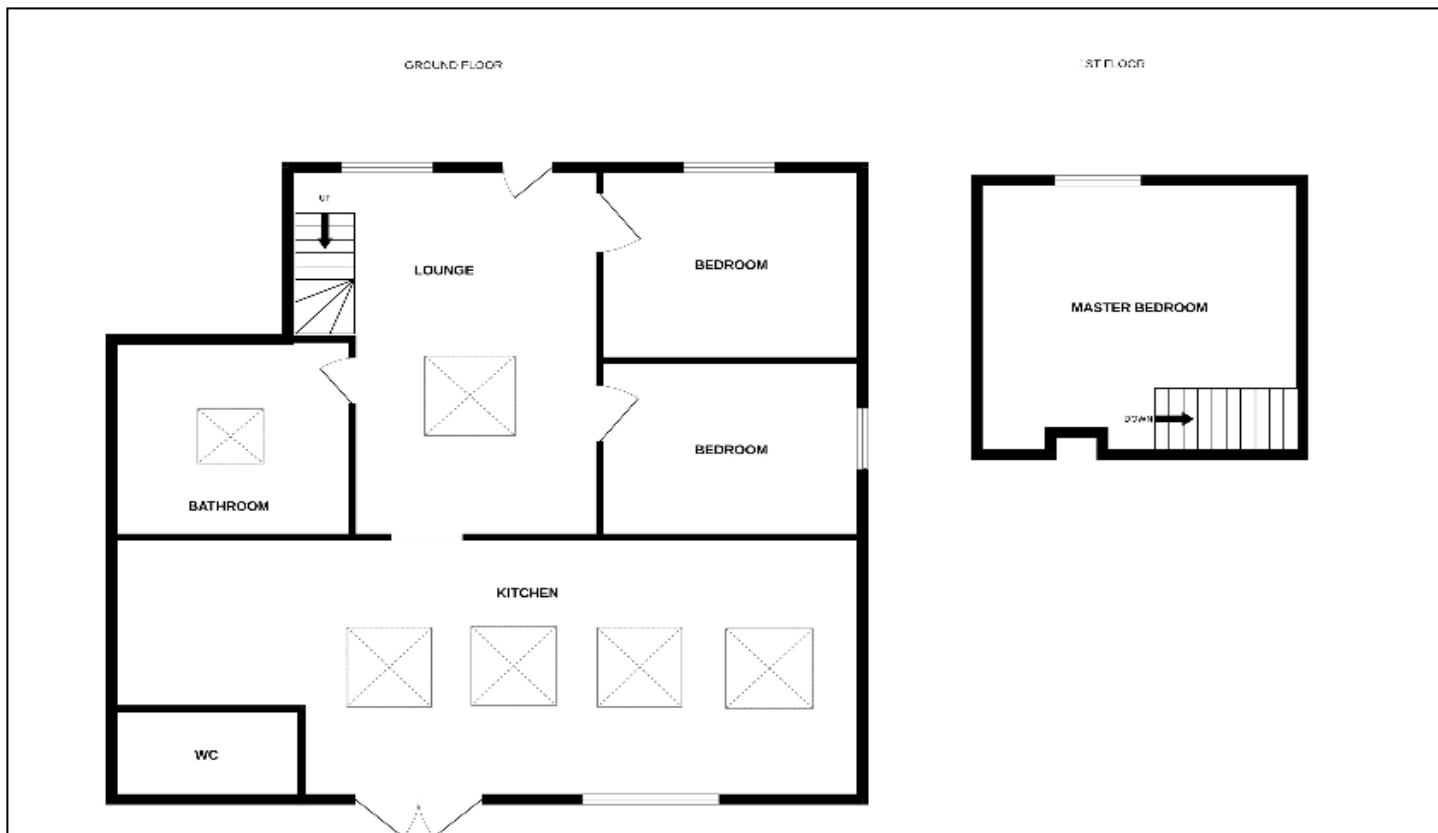
Garden – A beautifully landscaped rear garden with a patio area, sleeper-bordered lawn, a fish pond, and a side gate for access.



Pit Lane, Tiptree, Colchester, CO5 0EG



FLOORPLAN



DIMENSIONS

Lounge 4m x 4.01m (13' 1" x 13' 2")
Kitchen 8.81m x 3.43m (28' 11" x 11' 3")
Bedroom Two 3.48m x 3.56m (11' 5" x 11' 8")
Bedroom Three 3.25m x 2.62m (10' 8" x 8' 7")
Cloakroom
Bathroom
First Floor Landing
Master Bedroom 4.34m x 2.95m (14' 3" x 9' 8")

DIRECTIONS

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