



## Plot 1, Tiptree

**\*\*The Oliver\*\*** A rare opportunity to purchase an exceptionally beautiful new-build home in the popular village of Tiptree. This executive family home has been designed to an incredibly high specification with ample downstairs entertaining space and a beautifully appointed kitchen. An impressive garden room opens onto a stunning garden, basking in sunshine, allowing you to enjoy the outside all year round. Upstairs, the luxury continues, with spacious bedrooms, contemporary ensembles and a family bathroom.

Enjoying the beautiful woodland walks that Pods woods has to offer, this property is nestled in the heart of Tiptree. Within striking distance of the property, there are highly regarded eateries and public houses, as well as idyllic countryside walks. The village also boasts excellent schooling. Tiptree itself is within a short drive of the city of Chelmsford and Colchester town: both with excellent transport links to London, in under an hour. Local amenities are plentiful in Tiptree itself, with an array of restaurants, bars and boutique shops or Chelmsford's ample high street stores and popular leisure facilities a short drive away.

With 5 large double bedrooms, 3 bathrooms and 2 reception rooms, this impressive property will leave you truly stunned. Please contact us for further information or to arrange a viewing at the show home.

Guide price £750,000

# Grange Road

Tiptree, Colchester, CO5



- 5 Double bedrooms
- Ample off road parking
- Good schooling
- Energy efficient
- 3 Bathrooms + W/C
- High spec throughout
- A12 Acces
- Double garage
- Excellent local amenities
- 10 Year Warranty

Further Inforamation

Tenure - Freehold

Estate Management - DJC Property Management Circa £967 PA

Council Tax - Colchester Band G



# Floor Plan



TOTAL FLOOR AREA : 2640 sq.ft. (245.3 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(82-91) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(81-91) <b>B</b>	
(39-60) <b>C</b>		(69-80) <b>C</b>	
(22-38) <b>D</b>		(55-68) <b>D</b>	
(9-21) <b>E</b>		(38-54) <b>E</b>	
(1-8) <b>F</b>		(21-37) <b>F</b>	
(0-7) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	