









## 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 ensuites 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.

## 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

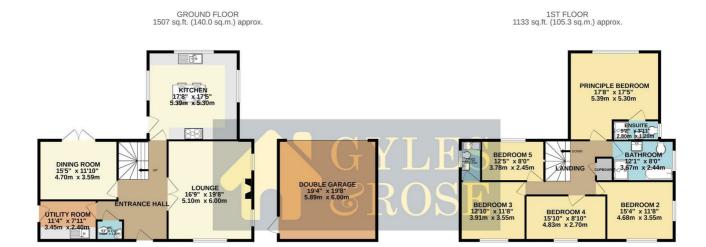








## Floor Plan



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, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency; can be given.

As to their operability or efficiency can be given.



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.

