



Tiptree Road, Great Braxted , Essex CM8 3EJ  
Offers in excess of £600,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

APPROPRIATELY NAMED TUKTAWAY IS NESTLED AWAY FROM THE VILLAGE CENTRE IN A TRULY ENVIABLE POSITION. This detached home features Four Bedrooms one with En-Suite and which is in addition to the Family Bathroom. The extensive Ground Floor incorporates Three Reception Rooms in the form of a Triple aspect Sitting Room, Dining Room and Dual aspect Lounge. The property also benefits from a re-fitted Kitchen and Ground Floor Cloakroom. The plot measures approximately 0.25 acres with the majority of the garden benefiting from a Southerly aspect. There is a substantial private driveway which leads to the detached Garage.

Viewing this home is considered essential to take in the unique rural setting and appreciate the extensive accommodation on offer. EPC: E, Council Tax: F.



**Bedroom 15'6 x 9'0 (4.72m x 2.74m)**

Double glazed window to front, fitted wardrobes, radiator, door to:

**En-Suite 8'11 x 3'9 (2.72m x 1.14m)**

Low level w.c., wash hand basin with mixer tap, tiled shower unit.

**Bedroom 11'9 x 01'4 (3.58m x 0.41m)**

Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 10'8 x 9'4 (3.25m x 2.84m)**

Double glazed window to front, radiator, full length storage cupboard, coved to ceiling.

**Bedroom 9'0 x 8'8 (2.74m x 2.64m)**

Double glazed window to rear, fitted wardrobe with sliding doors, radiator, coved to ceiling.

**Bathroom 8'8 x 5'6 (2.64m x 1.68m)**

Obscure double glazed window to rear, radiator, tiled panelled bath with hand holds and shower mixer tap, part tiled to walls, low level w.c., wash hand basin, coved to ceiling, shaver point and extractor fan.

**Landing**

Access to loft, stairs down to:

**Entrance Hall**

Wood effect flooring, radiator, door to storage cupboard, doors to further ground floor accommodation including:

**Porch 7'5 x 3'9 (2.26m x 1.14m)**

Entrance door to front, wood effect flooring, coved to ceiling.

**Sitting Room 20'9 x 11'8 (6.32m x 3.56m)**

Double glazed window to rear, double glazed windows to side, sliding door to front, feature fireplace with electric fire, two radiators.

**Cloakroom 5'2 x 3'9 (1.57m x 1.14m)**

Obscure double glazed window to rear, low level w.c., wash hand basin with mixer tap, radiator, tiled floor.

**Kitchen 13'9 x 10'11 (4.19m x 3.33m)**

Two double glazed windows to rear, radiator, boiler concealed within cupboard, range of matching units, four ring electric hob, AEG Oven and microwave oven, serving hatch to Dining Room, tiled floor.

**Dining Room 13'6 x 10'9 (4.11m x 3.28m)**

Double glazed square bay window to front, radiator, wood effect flooring.

**Living Room 19'0 x 12'11 (5.79m x 3.94m)**

Double glazed sliding doors to front and rear, under floor heating, (electric) tiled floor.

**Exterior**

The plot in total measures approximately 0.25 acres and extends around the property, the shingle driveway allows vehicular access from the road and extends to the Garage and Carport, there is a pathway leading from here to the property's entrance, with lawned areas and a range of planting areas featuring established trees and shrubs, a paved seating area can be accessed from the Living Room. There is access to the rear from both sides of the garden with a further decked seating area and a timber gate accessing the pedestrian entrance. The oil tank is also located to the rear.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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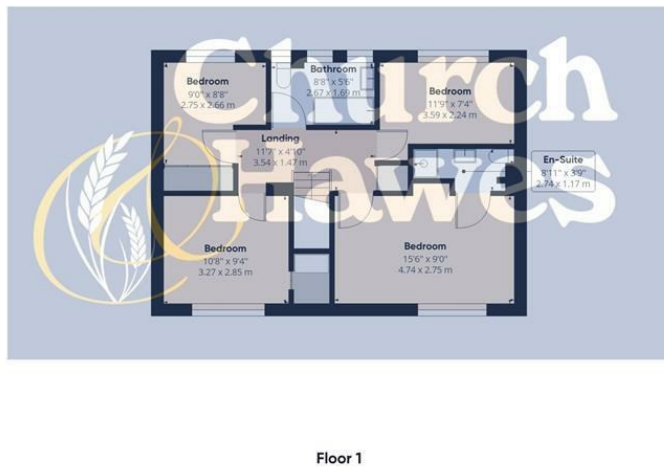
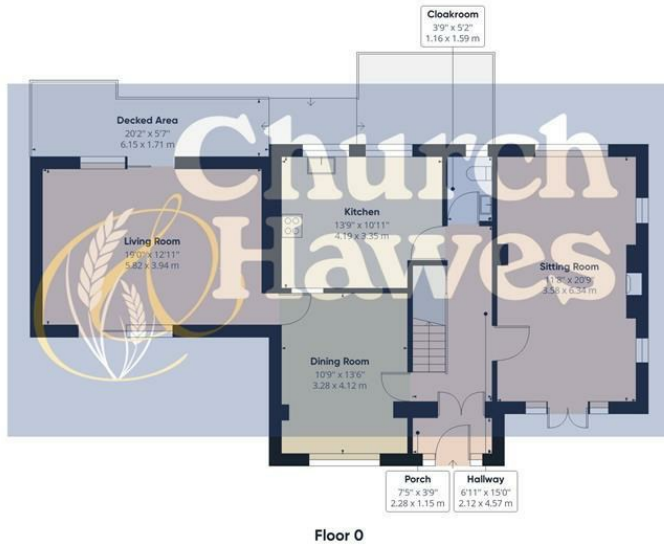


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Approximate total area<sup>(1)</sup>  
 1530.63 ft<sup>2</sup>  
 142.20 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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