



dm^g
DAVID MARTIN
GROUP

D'arcy Road
Tolleshunt Knights, CO5 0RP

£475,000

- Four Bedroom Detached Period Property
- Detached Two Storey Garage
- 0.2 Acre Plot
- NO ONWARD CHAIN





Property Description

David Martin Estate agents have the pleasure of offering for sale 'Brook Cottage', a double-fronted four-bedroom detached home set on a generous plot in the village of Tolleshunt Knights, just a short drive from Tiptree. This Grade II listed property offers generous and versatile living space, full of 16th-century character, including exposed beams, brick chimneys, and wooden floors. It is being offered to the market chain-free.

The property consists of a porch, entrance hall, a spacious lounge with a brick-built fireplace with inset log burner, dining room, second versatile reception room, which includes access to a WC, a country-style kitchen leading into a practical utility area. Upstairs, the accommodation comprises of four bedrooms and a family bathroom.





The house is well-positioned in the centre of its plot, with a shingled driveway offering ample parking and access to a detached garage. The garage provides excellent additional space, including a kitchen area, shower room, and stairs up to a loft room, which would make an ideal home office, studio, or guest space.

Outside, the gardens surrounding Brook Cottage are a true highlight. To the rear, a covered patio and shingled seating area create a sheltered space for outdoor dining, while expansive lawns wrap around the home.



Don't miss your chance to own a piece of history - arrange a viewing today!

PORCH

Enter the property via a glazed entrance door to front aspect, part glazed door to:

ENTRANCE HALL

Stairs rising to first floor landing, door to:

LOUNGE

19' 11" x 15' 01" (6.07m x 4.6m) Windows to front, side and rear, exposed beams, brick built fireplace with inset log burner, radiator, wall mounted lights.



DINING ROOM

13' 0" x 10' 00" (3.96m x 3.05m) Windows to front and side, exposed beams, wood flooring, under stairs storage cupboard.

RECEPTION ROOM

12' 06" x 12' 03" (3.81m x 3.73m) Window to side, door to rear, exposed beams, radiator.

CLOAKROOM

Window to rear, low level W.C, radiator, laminate flooring.

KITCHEN

13' 02" x 13' 01" (4.01m x 3.99m) Freestanding country style kitchen with inset butler style sink and mixer tap, freestanding Range cooker to remain, wall mounted boiler, tiled floor, exposed beams, radiator, windows to side and rear, door to:

UTILITY ROOM

12' 02" x 6' 01" (3.71m x 1.85m) Windows to rear, door to garden, base units with space and plumbing beneath for washing machine and dryer, tiled floor.





LANDING

BEDROOM ONE

13' 00" x 11' 01" (3.96m x 3.38m) Window to front, radiator, loft access, spotlights.

BEDROOM TWO

13' 00" x 11' 01" (3.96m x 3.38m) Window to front, radiator, large over stairs cupboard.

BEDROOM THREE

13' 02" x 12' 05" (4.01m x 3.78m) Window to side, wood flooring, radiator, exposed beams.

BEDROOM FOUR

13' 02" x 11' 01" Maximum measurements (4.01m x 3.38m) Window to side, wood flooring, radiator.

FAMILY BATHROOM

Panel enclosed bath with rainfall shower head over and separate shower attachment, low level W>C, hand wash basin, spotlights, extractor fan, exposed beams, wood flooring.





OUTSIDE

The property sits on a 0.2-acre plot, with a shingle driveway providing off road parking for several vehicles. The gardens surrounding the property are mainly laid to lawn with shrub borders and a patio and shingle seating area to the rear of the property.

GARAGE

Detached garage measuring 16'9ft x 10ft. with kitchen area and shower room to the rear and stairs rising to a spacious loft room ideal as a home office.



The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements