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DAVID MARTIN
GROUP

Harrington Close

Tiptree, CO5 0JD

Guide Price £650,000 - £700,000

EPC Rating 'TBC'

- Spacious Detached Family Home
- Self-Contained Two bedroom Annexe
- Double Garage & Ample Parking
- South Facing Rear Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile detached Potton house with self-contained annexe, situated in the sought-after village of Tiptree. Ideally located within easy reach of excellent local amenities, shops and schools. The main residence features a welcoming entrance hall, a lounge with a large inglenook fireplace and double doors leading to the garden, a study, and a generous kitchen/diner, a cloakroom and a utility room. Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with an en-suite, along with a family bathroom. The annexe can be accessed internally from the main house or via its own private entrance, offering excellent independence. The annexe accommodation comprises of a kitchen/diner, a lounge with direct garden access, a ground floor wet room, two double bedrooms, and a shower room.



Externally, this property boasts excellent kerb appeal, complemented by a generous driveway providing off-road parking for multiple vehicles, a detached double garage, and a private, enclosed south-facing rear garden-perfect for outdoor entertaining or soaking up the sun. This spacious and versatile home is ideally suited to multi-generational living or buyers seeking separate guest accommodation, offering flexible living arrangements and presenting an exceptional opportunity to suit a wide range of lifestyles and needs.

ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, tiled floor, stairs rising to first floor landing.



LOUNGE

19' 00" x 12' 03" (5.79m x 3.73m) Window to front, double doors to rear garden, large inglenook fireplace with inset log burner.

KITCHEN/DINER

22' 07" x 10' 08" (6.88m x 3.25m) Windows to front and rear, fitted with a range of base units, Rayburn cooker with condensing boiler producing hot water and heating, space for fridge/freezer and dishwasher, sink with drainer and mixer tap, tiled splash back, tiled floor, space for dining table, internal door to Annexe.



UTILITY ROOM

Tiled floor, door to rear, space and plumbing for washing machine and additional fridge/freezer.

STUDY

8' 09" x 6' 06" (2.67m x 1.98m) Window to front.

CLOAKROOM

Window to rear, low level W.C, hand wash basin.

LANDING

Velux window to rear, radiator.

BEDROOM ONE

14' 11" x 12' 03" (4.55m x 3.73m) Windows to front and side, radiator, two built in wardrobes.

BEDROOM TWO

10' 07" x 8' 03" (3.23m x 2.51m) Window to front, built in wardrobe, airing cupboard, radiator.

BEDROOM THREE

10' 09" x 8' 03" (3.28m x 2.51m) Window to front, radiator.





FAMILY BATHROOM

Velux window to rear, bath with shower attachment, low level W.C, hand wash basin, radiator.

ANNEXE

KITCHEN/DINER

17' 00" x 11' 09" (5.18m x 3.58m) Entrance door to side, fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, double oven, four ring electric hob, space for fridge, freezer and washing machine, radiator, windows to front and side, stairs rising to first floor landing.



LOUNGE

14' 03" x 11' 09" (4.34m x 3.58m) Window to side, double doors to rear garden, two radiators.

WET ROOM

Window to side, wash hand basin inset to vanity unit, W.C, shower, heated towel rail, spotlights.

LANDING

Window to side, loft access.

BEDROOM ONE

15' 04" x 8' 08" (4.67m x 2.64m) Window to front, radiator.



BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m) Windows to rear and side, radiator.

SHOWER ROOM

Shower cubical, wash hand basin inset to vanity unit, low level W.C, heated towel rail, light tunnel.





OUTSIDE

FRONT

Large shingle driveway providing off road parking, shrub borders, side access to rear garden.

DOUBLE GARAGE

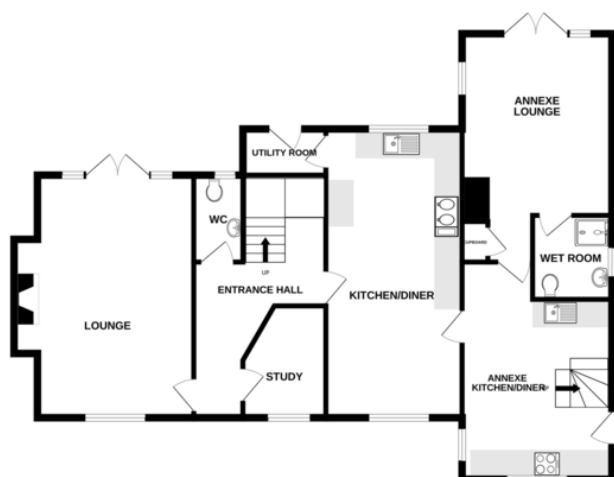
18' 05" x 18' 02" (5.61m x 5.54m) Two up and over doors, power and light connected, eaves storage.

REAR GARDEN

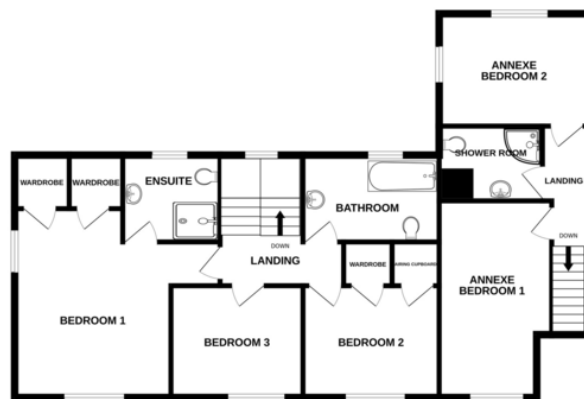
South facing rear garden with two patio seating areas, shrub and flower borders, outside tap and lights.



GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 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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