

DAVID MARTIN GROUP

Kelvedon Road

Tiptree, CO5 0LJ

Guide Price £850,000 - £900,000

EPC Rating 'TBC'

- Five Bedroom Detached Georgian House
- Detached Converted Cartlodge
- 0.35 Acre Plot
- Three Reception Rooms





Kelvedon Road, Tiptree, CO5 0LJ







Property Description

David Martin Estate Agents are delighted to offer for sale this exceptional detached Georgian family home, occupying an impressive plot of approximately 0.35 acres in the popular village of Tiptree. Retaining a wealth of original character and period features throughout, this attractive home combines timeless elegance with spacious and versatile family accommodation, further complemented by a separate detached converted cart lodge, providing the potential of an annexe for multi-generational living. The ground floor comprises an inviting reception room, a large living room featuring a feature fireplace with log burner and access to the rear garden, a separate formal dining room, a kitchen/breakfast room with utility cupboard and further garden access, and a ground floor cloakroom. To the first floor are five well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities, alongside a large family bathroom.









Externally, the property boasts a sweeping in-and-out driveway providing ample parking for multiple vehicles, together with beautiful wraparound gardens with mature trees and shrubs, a raised brick terrace wrapping around rear of house and an additional patio area with outdoor kitchen, ideal for entertaining and outdoor family living. The detached cart lodge/stables conversion offers the potential of an annexe, comprising a spacious living area with log burner and bi-fold doors, a fully fitted kitchen and a first-floor cinema room. An exceptional opportunity to acquire a distinctive character home offering generous accommodation, extensive grounds and a versatile separate annexe in this popular village location.

ENTRANCE HALL
Enter the property via a part glazed entrance door to front aspect, under stairs storage cupboards, radiator, wood flooring, open plan to:

RECEPTION ROOM
12' 00" x 11' 09" (3.66m x 3.58m) Sash windows to front and side, cast iron fireplace, built in storage cupboards, two radiators.

DINING ROOM
13' 10" x 12' 00" (4.22m x 3.66m) Sash windows to front and side, feature brick built fireplace, two radiators, wood flooring.

LOUNGE
26' 01" x 15' 10" Reducing to 13,01"(7.95m x 4.83m) Large box bay window to side, further sash window to side, double doors with side panels to rear garden, large brick built fireplace with inset log burner, wood flooring.

KITCHEN/BREAKFAST ROOM
20' 02" x 12' 06" Reducing to 10'11" (6.15m x 3.81m) Comprehensively fitted with a range of wall and base units incorporating a butler style sink with mixer tap, range cooker with extractor over, space for dishwasher and American style fridge/freezer, radiator, spotlights, tiled floor with under floor heating, two windows to side and double doors to rear garden, large utility cupboard with fitted worktops and space and plumbing beneath for appliances.

CLOAKROOM
Low level W.C, wash hand basin, cellar access.









LANDING
Sash window to front, loft access, spotlights, built in cupboard and airing cupboard housing gas fired boiler.

BEDROOM ONE
13' 03" x 12' 02" (4.04m x 3.71m) Sash window to rear, radiator, door to:

ENSUITE
Shower cubicle with rainfall shower head, low level W.C, hand wash basin, tiled floor, radiator, spotlights, sash window to side.

BEDROOM TWO
14' 00" x 11' 11" (4.27m x 3.63m) Sash window to side, radiator.

BEDROOM THREE
12' 02" x 12' 00" (3.71m x 3.66m) Sash windows to side and front, radiator.

BEDROOM FOUR
11' 10" x 11' 00" (3.61m x 3.35m) Sash windows to front and side, radiator, built in wardrobe.

BEDROOM FIVE
11' 06" x 7' 02" (3.51m x 2.18m) Sash window to rear, radiator.

FAMILY BATHROOM
11' 10" x 10' 04" (3.61m x 3.15m) Sash window to side, shower cubicle with rainfall shower head and separate shower attachment, high flush W.C, hand wash basin set in cast iron stand, freestanding roll-top bath on decorative claw fee, heated towel rail, wood flooring, spotlights.









OUTSIDE
A sweeping in-and-out shingle driveway provides ample off-road parking for multiple vehicles, 7k Domestic EV charger, convenient side access on both sides of the property leading through to the rear garden.

GARDEN
A particularly attractive feature of the property is the mature, beautifully established wrap-around garden, offering a wonderful combination of lawned and landscaped areas. Predominantly laid to lawn, the garden is complemented by an abundance of mature trees, established shrubs and well-stocked borders, creating a private and leafy setting. A raised brick-paved patio extends around the property, providing an ideal space for outdoor seating and entertaining. To the rear, a further generous paved terrace incorporates an excellent outdoor kitchen and dining area, perfect for al fresco dining and entertaining guests.

CONVERTED CARTLODGE
Detached building formerly stables & cart lodge converted by the current owners.

LIVING ROOM
34' 00" x 11' 10" (10.36m x 3.61m) A large, light and airy room featuring beautiful vaulted ceilings with exposed beams and Velux roof windows, Bi-fold doors open out onto the rear garden, laminate flooring, a freestanding log burner, and recessed spotlights.

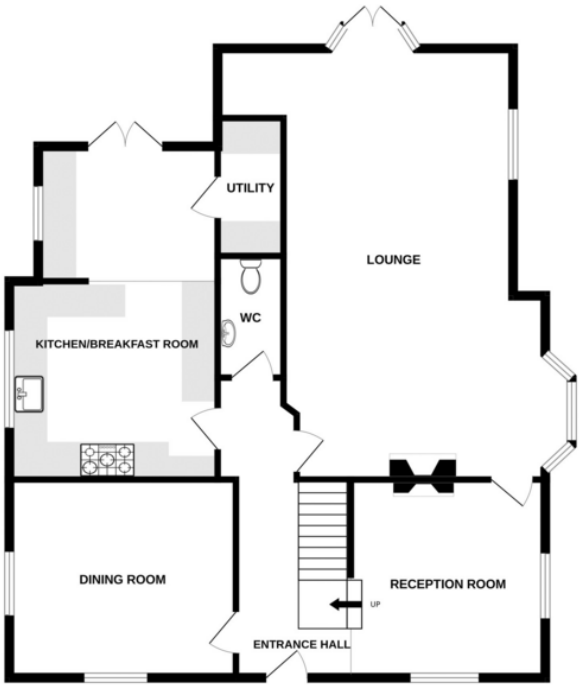
KITCHEN
15' 10" x 12' 01" (4.83m x 3.68m) Window overlooking garden, fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, four ring electric hob, two eye level ovens, tiled splash back, laminate flooring, spotlights, stairs rising to first floor.

CINEMA ROOM
15' 10" x 12' 02" (4.83m x 3.71m) Window to front, ceiling beams.

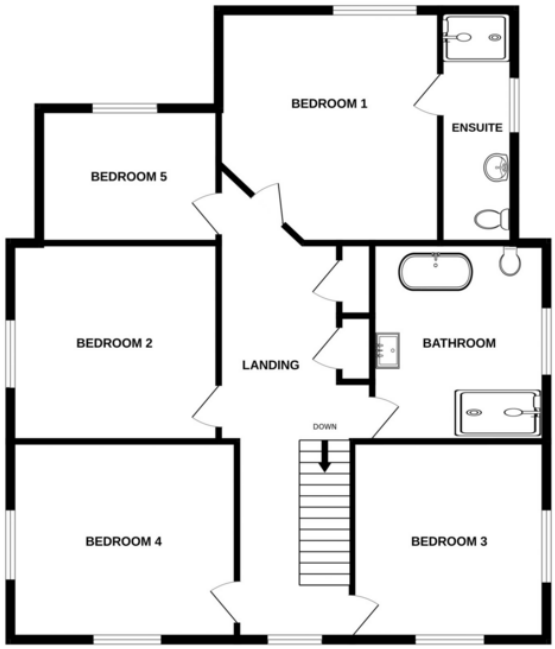
The Property is grade 2 listed.

Property is fitted with solar panels capable of delivering above 3Kw of energy (weather dependent) complimented by a 4Kw inverter and 16Kw lithium ion battery for energy storage to enable peak load shifting, installed less than 2 years ago.

GROUND FLOOR
1123 sq.ft. (104.3 sq.m.) approx.



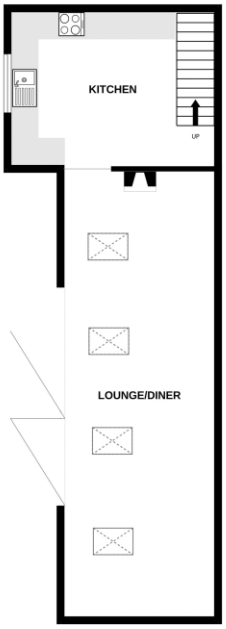
1ST FLOOR
1119 sq.ft. (103.9 sq.m.) approx.



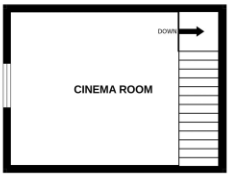
TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.

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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GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



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