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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0TN

£485,000
EPC Rating 'TBC'

- Two Bedroom Period Cottage
- Bathroom & Ensuite
- Three Reception Room
- Walking Distance to Village Centre





Property Description

David Martin Estate Agents are delighted to present this charming Grade II listed character cottage, situated in the sought-after village of Tiptree within walking distance of a wide range of shops and local amenities. The property retains an abundance of original features, including elegant sash windows, exposed beams and feature fireplaces. The well-proportioned accommodation comprises a cosy lounge, separate dining room, kitchen, ground floor bathroom, utility area/study and an additional sitting room overlooking the rear garden. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from a spacious en-suite bathroom. Externally, the property offers ample off-road parking and a beautifully maintained rear garden, complete with a restored Victorian wash house. This is a rare opportunity to acquire an individual period property; an early viewing is highly recommended to fully appreciate everything this exceptional cottage has to offer.





DINING ROOM

14' 08" x 11' 05" (4.47m x 3.48m) Enter the property via a part glazed entrance door to front aspect, window to front, chimney breast with inset stove, radiator, exposed beams.

LOUNGE

11' 04" x 10' 02" (3.45m x 3.1m) Window to front, cast iron fireplace, radiator, exposed beams.

KITCHEN

13' 06" x 8' 08" (4.11m x 2.64m) Window to rear, fitted kitchen with inset butler sink, cupboard housing gas fired boiler, two built in storage cupboard, space for freestanding cooker, space for fridge/freezer, tiled floor, radiator, exposed beams.

SITTING ROOM

14' 00" x 10' 12" (4.27m x 3.35m) Windows to side and rear, double doors to rear garden, spotlights, wood effect flooring.

BATHROOM

8' 03" x 6' 00" (2.51m x 1.83m) Window to side and rear, hand wash basin, low level W.C, roll edge bath, tiled floor, radiator, exposed beams.

UTILITY ROOM/STUDY

Tiled floor, worktop with space and plumbing beneath for washing machine and tumble dryer.





LANDING

Window to front.

BEDROOM ONE

14' 08" x 11' 04" (4.47m x 3.45m) Window to front, radiator, built in cupboard, exposed brick chimney breast, exposed beams, wood flooring, door to:

ENSUITE

9' 06" x 8' 05" (2.9m x 2.57m) Window to rear, walk-in shower, low level W.C, hand wash basin, built in wardrobes, loft access.

BEDROOM TWO

11' 04" x 10' 00" (3.45m x 3.05m) Window to side, wood flooring, radiator, loft access.





OUTSIDE

Shingle driveway providing off road parking for several vehicles, gated side access to rear garden.

REAR GARDEN

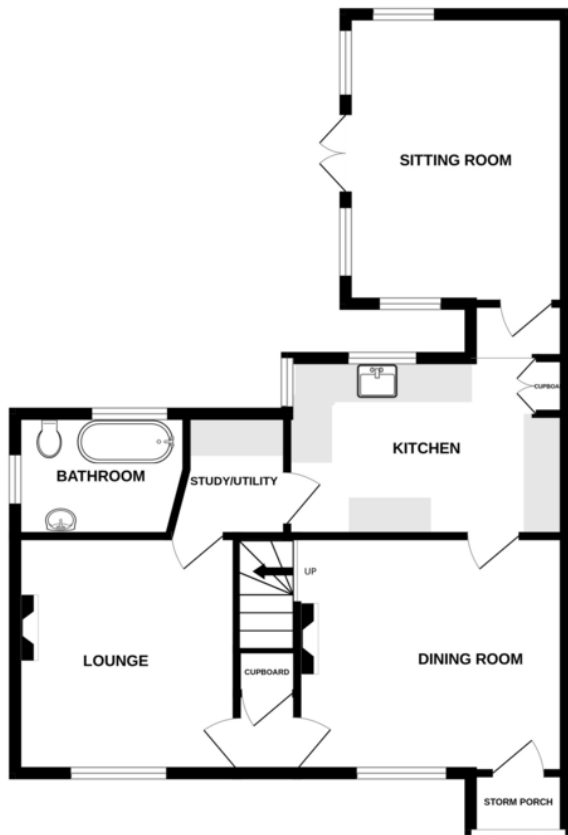
Enclosed rear garden mainly laid to lawn with shrub and flower borders, shed and greenhouse (to remain), the garden is approx. 50ft and westerly facing.

VICTORIAN WASH HOUSE

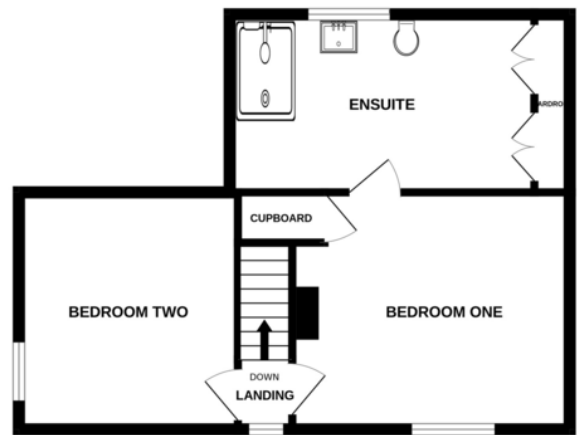
8' 01" x 7' 07" (2.46m x 2.31m) Brick built with tiled roof, plumbing, power and light connected.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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