



Honey Lane, Tiptree, CO5 0FR
Guide price £575,000

 4  2  3  B



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Some More Information

Located in a corner plot this 4-bedroom detached home offers 3 reception areas to the ground floor along with gated private driveway and well stocked garden.

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the ground floor rooms. Commencing with the sitting room with a square bay window to the front elevation, a study / family room provides a second private space ideal for those working from home or somewhere for the children to play. The central entrance hall continue through to the kitchen dining living room passing the utility room which has a window to the side elevation, space under counter for two appliances beneath worksurface with upstands, a further storage cupboard and wall mounted gas central heating boiler. Opposite the utility room is the ground floor cloakroom has a corner pedestal wash hand basin and low level W.C. a further storage cupboard can also be accessed prior to entering the open plan kitchen dining living space.

Spanning across the full width of the property this open area has been improved by the current vendors with the addition of a window and wider French doors leading out to the extended paved terrace. The space is divided by furniture into three zones commencing with a central dining area which gives way to a more relaxed sitting area and on in to the kitchen. The kitchen which is presented in a white high gloss finish with fitted double oven and five ring gas hob has been extended by the current owners to flow into the conservatory through a further pair of French doors, where there are matching white gloss cupboards beneath work surfaces which benefit from pop up electric sockets and sink. An inbuilt breakfast bar area provides space for enjoying views over the garden, along with integrated dishwasher and space for fridge and separate freezer beneath the worksurfaces.

To the first floor there are four double bedrooms all accessed from the central landing area along with the family bathroom. Bedroom one has a window to the front elevation fitted wardrobes with mirror sliding doors and further door to the en-suite shower room which is fitted with walk in shower cubicle, pedestal wash hand basin and low-level W.C. Bedroom two has a window to the rear and recessed space for wardrobes, whilst bedroom three also has a window to the rear. Bedroom four is slightly irregular in shape but is also a double room. Completing the first floor accommodation is the family bathroom comprising panel enclosed bath with shower over, wash hand basin and W.C.

Externally

Set back from the road in a corner plot the property has an area of block paving leading to the driveway where gated access leads to the side of the property and provides off street parking for two vehicles in tandem. An opening then leads in to the well manicured garden which has two spacious terraces, ideal for enjoying the sunshine or shade. The garden has a central lawn area, flanked by well stocked deep flower borders with some mature and semi mature planting. Further visitor spaces along with communal electric vehicle charging points can be found adjacent to the access driveway.

Location

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and 7 miles from the historic quayside town of Maldon. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Son jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

The nearby town of Maldon is located 7 miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Colchester which is a similar distance from the property. In addition the nearest mainline railway station is located at Kelvedon with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Sitting Room

17'11" x 11'5" (5.46m x 3.48m)

Study/Family Room

10'2" x 8'11" (3.10m x 2.72m)

Utility Room

8'11" x 5'7" (2.72m x 1.70m)

WC

5'1" x 2'9" (1.55m x 0.84m)

Kitchen/Dining/Living Room

26'7" x 9'0" (8.10m x 2.74m)

Additional Kitchen Area

13'0" x 11'5" (3.96m x 3.48m)

Bedroom One

13'10" x 11'5" (4.22m x 3.48m)

En-Suite

8'3" x 4'9" (2.51m x 1.45m)

Bedroom Two

12'8" x 9'3" (3.86m x 2.82m)

Bedroom Three

10'11" x 10'4" (3.33m x 3.15m)

Bedroom Four

12'1" x 11'5" (3.68m x 3.48m)

Bathroom

7'6" x 7'0" (2.29m x 2.13m)

Services

Council Tax Band - E

Local Authority - Colchester City Council

Tenure- Freehold

EPC - B

Mains Electric

Gas Fired Heating

Mains Water

Mains Drainage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be predominantly of brick and block construction. The property does have step free access to the property.

Estate Service Charge Applicable - £280.00 per annum.

Restrictive Covenants - Yes for further details contact agent.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) - May 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE/02/Vodafone (details obtained from Ofcom Mobile Checker) - May 2026.

Flooding from Surface Water - Very Low Risk

Flooding from Rivers and Sea - Very Low Risk

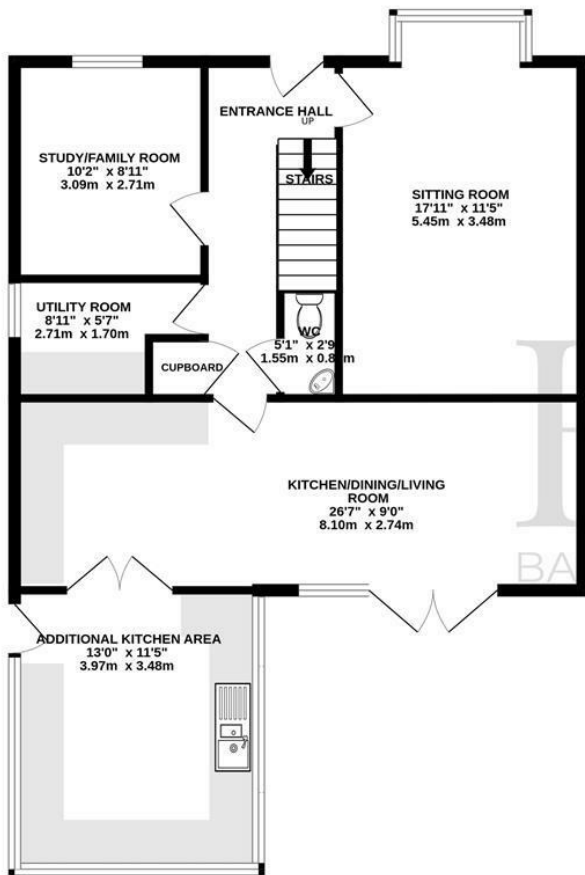
Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

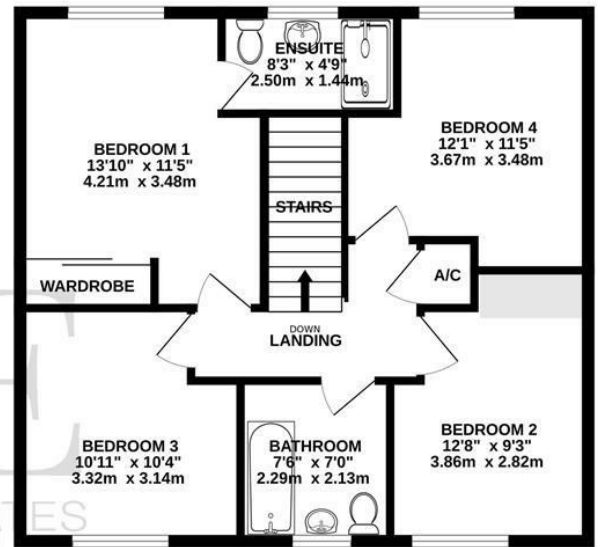
(details obtained from gov.uk long term flood risk search) - May 2026



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

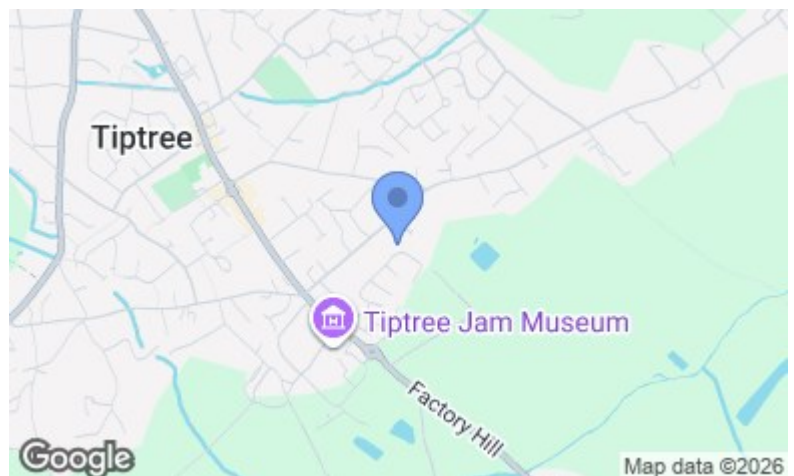


TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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