

DAVID MARTIN GROUP

Maldon Road

Tiptree, CO5 0PN

Offers In Excess Of £895,000

EPC Rating ‘C’

- DETACHED FOUR-BEDROOM HOUSE
- PLOT APPROACHING 1 ACRE
- STABLES & PONY PADDOCK
- NO ONWARD CHAIN





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Property Description

David Martin Estate Agents are delighted to offer for sale this impressive and attractive detached house, approached via electric gates and occupying a substantial plot approaching one acre, with a swimming pool, stable block and double garage. The spacious accommodation comprises a large entrance hall with an impressive gallery landing above, a dual-aspect lounge featuring a log burner and double doors to the rear garden, and a spacious dining room with a large bay window and lift access to the first floor. The kitchen/diner is fitted with a central peninsula and enjoys double doors and attractive views over the rear garden, with a separate utility room and cloakroom completing the ground floor accommodation. On the first floor, a light-filled gallery landing leads to four double bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite, while bedroom two also has the advantage of an en-suite. The remaining bedrooms are served by a Jack and Jill family bathroom.









Externally, the property benefits from electric gated access leading to a spacious driveway with landscaped borders. Vehicular access continues to the rear of the property, providing access to a detached double garage and onward to the stable block and yard. The rear garden is predominantly laid to lawn and features a swimming pool, together with a pool room incorporating a shower and W.C. To the rear of the stable block is a further area of garden/land, offering additional outdoor space and potential amenity.

ENTRANCE HALL
Enter the property via a part-glazed entrance door to the front aspect, leading into a bright and spacious entrance hall with a vaulted ceiling and gallery landing above. The entrance hall features a radiator, wood flooring and spotlights, with double doors leading to:

LOUNGE
22' 05" x 15' 01" (6.83m x 4.6m) Window to front aspect, double doors leading to the rear garden, recessed open fireplace with inset log burner, three radiators, spotlights and wood flooring.

DINING ROOM
15' 10" x 12' 01" (4.83m x 3.68m) Large box bay window to front aspect, radiator, wood flooring, spotlights, lift to first floor.

KITCHEN/DINER
22' 05" x 15' 09" Maximum Measurement (6.83m x 4.8m) Comprehensively fitted with a range of wall and base units with granite worktops over, incorporating a double bowl sink with drainer and mixer tap, space for an American-style fridge/freezer, integrated dishwasher and central peninsula with breakfast bar and storage. Five-ring gas cooker with extractor over, tiled flooring, spotlights, radiator, window to rear aspect and double doors leading to the rear garden.

UTILITY ROOM
Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, granite work top, spotlights, heated towel rail, tiled floor, window to rear aspect, door to side, door to boiler room housing hot water cylinder and wall mounted gas fired boiler.

CLOAKROOM
Obscured window to front aspect, low level W.C, hand wash basin, part tiled walls, tiled floor, spotlights, heated towel rail.









LANDING
Gallery landing with window to front aspect, spotlights, built in storage cupboard, loft access.

BEDROOM ONE
15' 10" x 13' 10" Maximum Measurement (4.83m x 4.22m) Two windows to rear aspect, radiator, spotlights, air conditioning unit.

DRESSING ROOM
10' 09" x 5' 06" (3.28m x 1.68m) Window to side aspect, fitted with hanging rails and shelves.

ENSUITE
Walk in shower with rainfall shower head and separate shower attachment, low level W.C hand wash basin, heated towel rail, built in storage, fully tiled, spotlights, window to rear aspect.

BEDROOM TWO
15' 10" x 13' 11" Maximum Measurements (4.83m x 4.24m) Window to front aspect, radiator, fitted wardrobes, lift rising from ground floor, door to:

ENSUITE
Low flush W.C, wall mounted wash hand basin, shower cubical with rainfall shower head, heated towel rail, fully tiled, spotlights, window to side aspect.

BEDROOM THREE
12' 06" x 11' 04" (3.81m x 3.45m) Window to rear aspect, radiator, air conditioning unit, spotlights, door to family bathroom.

BEDROOM FOUR
15' 10" x 10' 07" (4.83m x 3.23m) Window to front aspect, radiator, spotlights.

JACK & JILL FAMILY BATHROOM
Two windows to rear aspect, low level W.C, hand wash basin, built in storage, panel enclosed bath with shower attachment, shower cubical with rainfall shower head, heated towel rail, spotlights, fully tiled.

OUTSIDE
The property is approached via impressive electric double gates, set between attractive rendered pillars and matching walling, creating a secure and welcoming entrance. The gates open onto a generous shingle driveway, providing ample off-road parking for multiple vehicles. A central landscaped island and neatly maintained borders enhance the attractive frontage. The spacious driveway also offers vehicular access to the rear of the property, continuing down to the rear of the plot where the stables and yard are situated.









DOUBLE GARAGE

A detached double garage featuring an electric roller door, with power and lighting connected. Stairs lead to an upper room measuring approximately 16 ft × 8 ft, with a side-facing window.

GARDEN/SWIMMING POOL

To the rear of the property is a decked seating area, with the remainder of the garden predominantly laid to lawn and complemented by established shrubs and flower borders. A walled swimming pool area with patio provides a private outdoor leisure space, featuring a swimming pool measuring approximately 43ft x 50ft, which requires some repair. The adjoining pool room benefits from a bar area, shower room and WC.

STABLES & PONY PADDOCK

A spacious shingle courtyard provides ample parking and turning space, with a detached stable block comprising three stables and a tack room, all benefiting from power and lighting. The stable block offers potential for conversion into secondary accommodation or an annexe, subject to the necessary planning permission. To the rear lies a 0.36-acre pony paddock enjoying attractive open field views, making this an ideal setting for equestrian enthusiasts.

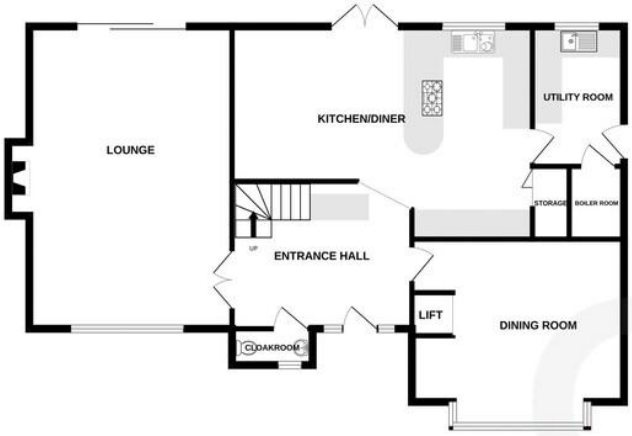
AGENT NOTES

Property is fitted with Octopus Sound system (untested), Hive heating system, pressurised hot water system and water softener.

LOCATION

Tiptree is a large village in Essex, located between Colchester and Maldon, offering a balance of rural surroundings and convenient access to nearby towns. The village has a range of local amenities, including shops, supermarkets, schools, healthcare facilities, cafés and recreational spaces, making it a suitable location for families and commuters. Tiptree benefits from good road connections, with access to the A12 providing routes towards Chelmsford, London and Ipswich. Nearby Kelvedon and Witham railway stations offer regular train services to London Liverpool Street and other destinations. Local bus services also connect Tiptree with Colchester, Maldon and neighbouring towns. Tiptree combines a strong village community, countryside character and convenient access to essential amenities and regional transport links.

GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.

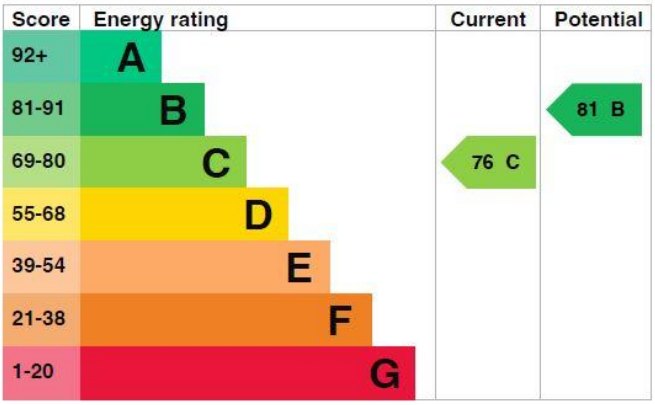


1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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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