



West End Road | Tiptree | CO5 0QN

FINE & COUNTRY

SELLER'S INSIGHT

“It's time to sell our beautiful home, which is over 130 years old, and begin a new chapter in our family life. A former dwelling and shop serving the local community back in the early 1900's our home truly embraces its period charm.

We love how the house offers plenty of flexibility in its layout for our three generations all living in harmony. Boasting a multi fuel wood burner for those winter evenings around the fireplace, two staircases for racing each other upstairs, and the aga at the centre of the house producing the best toast you'll ever have! All in a peaceful location to get away from the hustle and bustle of it all but without being remote from all the supermarket essentials and village shops within easy reach. We are surrounded by beautiful fields and endless country walks either on the doorstep of Tiptree Heath or slightly further afield to the waterfront, it gives a true escape to the country. In walking distance is a great pub, serving great food and local craft beers in a friendly cosy atmosphere all year round.

This is a fantastic opportunity for someone to make our beautiful Springfield their home and enjoy it as we have, and create many happy memories for years to come.”









STEP INSIDE

Overview

Set within a private and generous plot in the heart of the sought after village of Tiptree Heath, Essex. This substantial and beautifully proportioned five double bedroom home offers over 3,000 sq ft of versatile accommodation with the addition of a detached one bedroom self contained annex with its own independent courtyard entrance.

The main house provides three expansive reception rooms, including a well designed bedroom accommodation, while the annex offers independent yet connected living. This is a home of presence, privacy, offering multigenerational living, positioned in one of north Essex's most desirable village locations.

Step Inside

The main entrance opens into a welcoming entrance hall, immediately setting the tone for the space and character found throughout the home..

An elegant reception room, currently used as a dining room, provides a refined setting for more formal entertaining, while the generously proportioned sitting room offers a relaxed and inviting space for everyday living. This room is rich in character, featuring exposed timber beams, a striking brick fireplace with inset wood burning stove and a deep hearth, creating a cosy focal point. Natural textures and thoughtful finishes combine to produce a room that feels both comfortable and timeless.

At the heart of the home lies the impressive kitchen/breakfast room, a truly sociable space that blends practicality with style. Exposed beams continue overhead, complementing the tiled flooring and the impressive central island with breakfast seating, ideal for informal dining and entertaining. Brick detailing adds charm and a subtle sense of heritage, while full height glazed doors flood the room with natural light and open directly onto the terrace, creating a seamless connection between indoor and outdoor living.

A separate utility and boot room enhances everyday practicality, discreetly positioned off the kitchen. A dedicated study and gym provides an ideal environment for home work/life balance and offers flexibility to suit modern lifestyles while remaining separate from the main living areas. A conveniently positioned cloakroom completes the ground floor accommodation.

Upstairs, the first floor continues to impress with well balanced proportions and versatile accommodation. The spacious principal bedroom suite enjoys a calm and private feel, complemented by its own en suite bathroom, creating a peaceful sanctuary at the end of the day. Four further bedrooms are all well proportioned and adaptable, suitable for family members, guests or additional workspace, and are served by a stylish and well appointed family bathroom.

In addition, the annex is thoughtfully arranged and accessed separately, offering excellent flexibility. It comprises a comfortable living room with kitchen, a well sized bedroom and a modern shower room, making it ideal for extended family, visiting guests or potential income, subject to any necessary consents.



STEP OUTSIDE

The property sits within a mature and private plot, thoughtfully arranged to create an exceptional outdoor living environment. A generous expanse of lawn provides an attractive central feature, framed by well defined boundaries that afford a strong sense of seclusion while remaining open and inviting.

Adjoining the house is an extensive raised decking and patio area, perfectly positioned to enjoy the outlook across the garden. With direct access from floor living spaces, the terraces create a seamless connection between indoors and out, ideal for al fresco dining.

A standout feature of the garden is the covered outdoor entertaining area, complete with a bespoke bar and seating space. This includes a sunken seating area with firepit, sun deck and hot tub, all carefully integrated into the main decked area for a natural flow across the garden while maintaining distinct zones for dining, entertaining and quiet reflection.

The overall layout ensures excellent versatility, whether hosting larger gatherings or enjoying peaceful family time, all while maintaining a high degree of privacy. Ample off street parking for several vehicles and circulation space further enhances the practicality of the home. A private enclosed courtyard offering additional living space with raised garden bed, versatile outbuilding storage, greenhouse and log store, making this property exceptionally well suited to modern living.

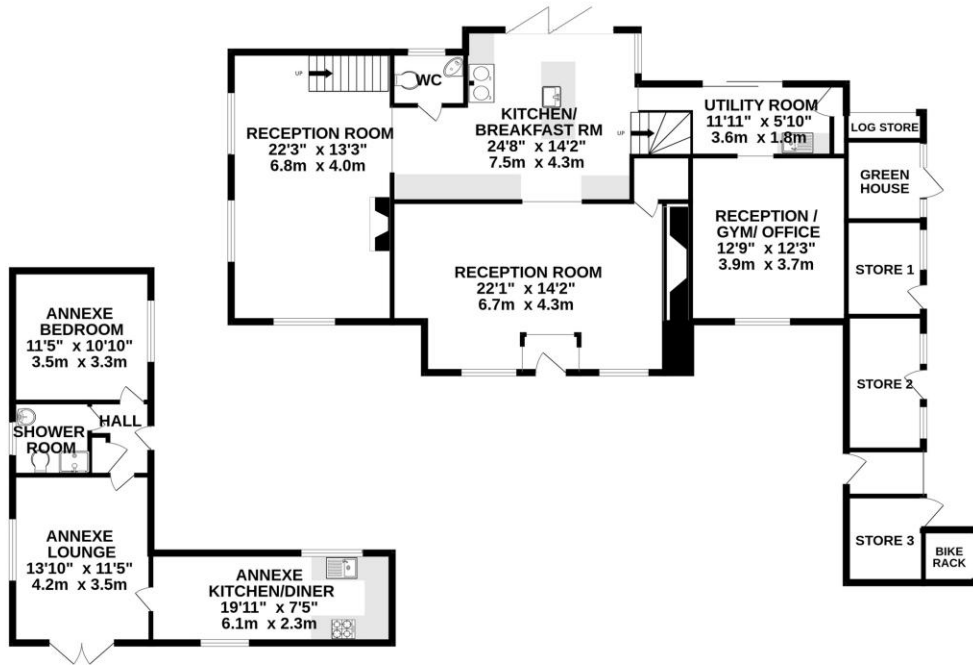
LOCATION

Tiptree is a vibrant and highly regarded Essex village, renowned for its strong sense of community, excellent local amenities and attractive countryside setting. The village offers a selection of supermarkets, independent shops, cafés and everyday conveniences, all within easy reach.

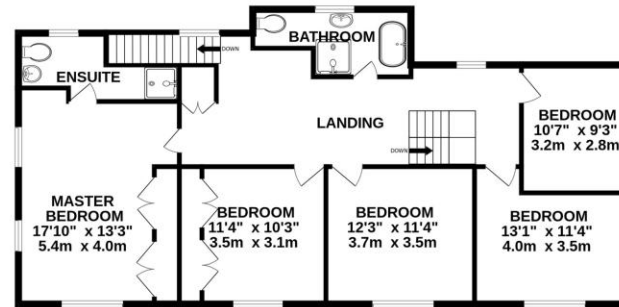
Families are particularly well catered for, with a range of well regarded primary and secondary schools in and around the village, as well as access to wider educational options within the surrounding area, including Colchester and Chelmsford. This makes Tiptree a popular choice for those seeking both quality schooling and a village lifestyle.

For commuters, Tiptree is well positioned for access to Colchester, Chelmsford and surrounding commercial centres, with rail services to London available from nearby mainline stations. The surrounding Essex countryside provides an abundance of walking routes and open landscapes, offering a perfect balance of rural charm and modern connectivity.

GROUND FLOOR



1ST FLOOR



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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Fine & Country Colchester
Tel: +44 01206 878156
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY