



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Harrington Close**  
Tiptree CO5 0JD

**£600,000**  
EPC Rating 'D'

- Detached Four-Bedroom House
- Chain Free
- Double Garage & Ample Parking
- Non-Estate Location





## Property Description

David Martin Estate Agents are delighted to offer for sale The Beeches, a spacious detached four-bedroom family home, situated in a desirable non-estate location within the sought-after village of Tiptree. Occupying an impressive plot of approximately a quarter of an acre, this attractive property offers versatile and generously proportioned accommodation comprising an entrance hall, lounge open plan to the dining room, kitchen/breakfast room, utility/cloakroom, four bedrooms and a family bathroom. Externally, The Beeches enjoys generous gardens to both the front and rear, together with ample off-road parking, a double garage and carport. Conveniently positioned within easy reach of Tiptree's shops, schools and local amenities, this superb family home offers an excellent opportunity for those seeking space in a desirable village location. The property is offered to the market with no onward chain, and early viewing is highly recommended.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, turning stairs rising to first floor landing, radiator.

#### LOUNGE

19' x 14' 4" (5.79m x 4.37m) Spacious living room being well lit by windows to rear and side aspect and fully glazed door to rear aspect, two radiators, archway connecting to dining room.

#### DINING ROOM

11' x 9' (3.35m x 2.74m) Window to front aspect, radiator, door to entrance hall.

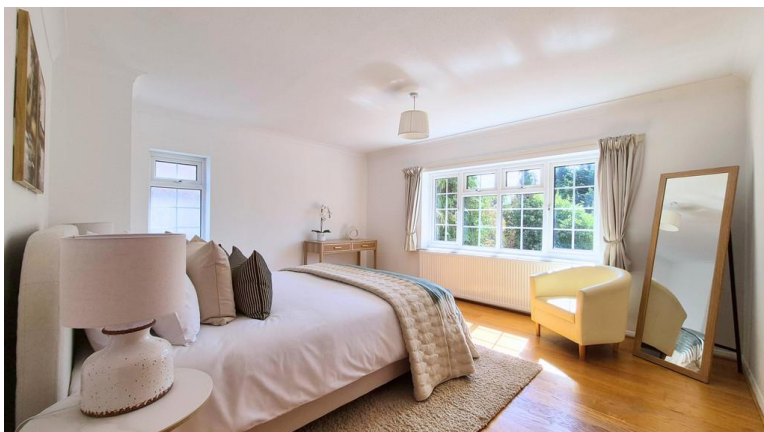


#### KITCHEN/BREAKFAST ROOM

17' 8" x 9' 10" (5.38m x 3m) Comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, eye level electric oven and hob inset to remain, splash tiling, space and plumbing for appliances, storage cupboard, space for breakfast table, windows to rear and side aspect, door to garage.

#### CLOAKROOM/UTILITY ROOM

8' x 6' 5" (2.44m x 1.96m) Window to side aspect, plumbing for washing machine, shower cubical, low flush WC, pedestal wash hand basin, oil fired boiler (untested)





#### LANDING

Window to front aspect, radiator, door to:

#### BEDROOM ONE

15' 5" x 12' 10" (4.7m x 3.91m) Windows to rear and side aspect, radiator, built in wardrobes.

#### BEDROOM TWO

14' 10" x 13' 4" (4.52m x 4.06m) Windows to front and rear aspect, radiator.

#### BEDROOM THREE

11' 10" x 8' (3.61m x 2.44m) Window to rear aspect, radiator, built in wardrobes.



#### BEDROOM FOUR

11' x 8' 10" (3.35m x 2.69m) Window to front aspect, radiator, built in cupboard.

#### FAMILY BATHROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel enclosed bath with shower attachment, splash tiling, window to side aspect, radiator.





## OUTSIDE

To the front of the property there is a driveway providing parking for a number of vehicles leading to covered carport to double garage, pedestrian access to rear garden. Front garden laid to lawn.

## DOUBLE GARAGE

16' 00" x 15' 05" (4.88m x 4.7m) Double garage with electric door, power and light connected, window and door to rear garden.

## REAR GARDEN

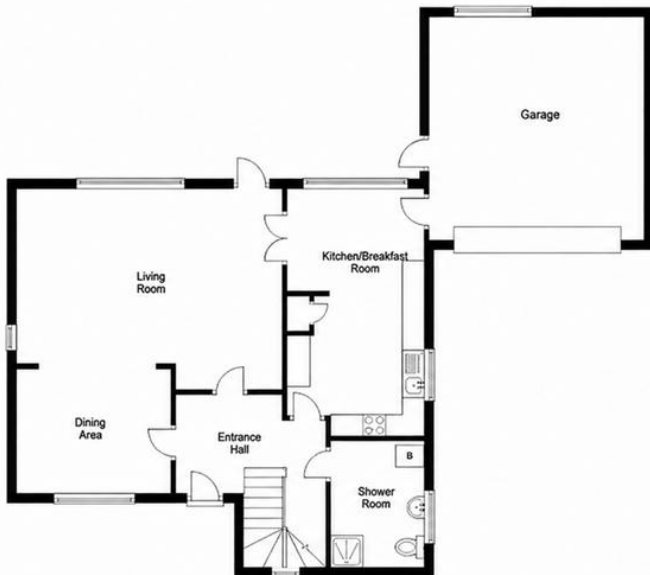
The property benefits from a generous, well-established rear garden, which is mainly laid to lawn and features a paved patio area to the rear of the property, ideal for outdoor dining and entertaining. The garden is well enclosed by fencing, providing a good degree of privacy. Mature trees further enhance the attractive setting, while double side gates provide convenient access from the front of the property into the garden. An oil storage tank is also located within the garden.



## LOCATION

Tiptree is a popular and well-connected Essex village, renowned for its charming community atmosphere, excellent local amenities and famous jam-making heritage. The village offers a range of shops, schools, cafés and recreational facilities, while also benefiting from convenient transport links, with the A12 easily accessible for road connections towards Chelmsford, Colchester and London. Kelvedon railway station is located nearby, providing regular mainline services to London Liverpool Street and Colchester, making Tiptree an attractive choice for commuters and families alike.

Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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