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DAVID MARTIN
GROUP

Salis Close
Tiptree, CO5 0FP

£725,000
EPC Rating 'B'

- Four Bedroom Detached House
- Two Ensuites & Family Bathroom
- Solar Panels
- Double Garage & EV charger





Property Description

David Martin Estate Agents are delighted to offer for sale this exceptional detached four-bedroom family home, occupying a peaceful position within the highly sought-after village of Tiptree. Beautifully presented and generously proportioned throughout, the property offers a welcoming entrance hall leading to an elegant lounge featuring bi-fold doors opening onto the garden. The heart of the home is the impressive open-plan kitchen, dining and family room, designed for modern living and entertaining, with further bi-fold doors creating a seamless connection to the outdoors. The ground floor is completed by a versatile snug/playroom, a dedicated study, utility room and cloakroom. Upstairs, there are four spacious double bedrooms, including two with stylish en-suite shower rooms, together with a contemporary family bathroom.





The property is set within beautifully maintained, enclosed, south-facing wrap-around gardens, featuring patio seating areas that provide a private and tranquil setting ideal for outdoor dining, entertaining and family enjoyment. An attractive summer house offers additional versatility, while the detached double garage and off-road parking ensure ample space for vehicles and storage. Combining an enviable village location with exceptional family accommodation, this is a superb home designed to meet the demands of modern family living.

ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, wood effect flooring, stairs rising to first floor, under stairs storage cupboard.



KITCHEN/DINER

25' 08" x 17' 01" Reducing to 10' 05" (7.82m x 5.21m)
The kitchen is comprehensively fitted with an extensive range of wall and base units, complemented by an inset Butler sink with a pull-out mixer tap. It features a Rangemaster cooker with an extractor hood, an integrated dishwasher, and space for an American-style fridge/freezer. Additional highlights include recessed spotlights, a tiled floor, a striking ceiling lantern, windows to the side, and bi-fold doors opening onto the garden, creating a bright and spacious hub for modern family living.



UTILITY ROOM

7' 01" x 5' 08" (2.16m x 1.73m) Fitted with a range of wall and base units, ceramic sink with drainer and mixer tap, space for washing machine and tumble dryer, spotlights, tiled floor, door to garden.

LOUNGE

18' 04" x 12' 04" (5.59m x 3.76m) Bay window to front, wood effect flooring, log burner, spotlights, Bi-fold doors to garden.

SNUG/PLAYROOM

14' 10" x 9' 05" (4.52m x 2.87m) Bay window to front, wood effect flooring.



STUDY

8' 04" x 8' 03" (2.54m x 2.51m) Window to rear, spotlights, wood effect flooring.

CLOAKROOM

Low level W.C, hand wash basin, tiled floor, spotlights.



LANDING

Window to rear, loft access, airing cupboard, radiator.

BEDROOM ONE

17' 04" x 15' 05" (5.28m x 4.7m) Window to side, radiator, built in wardrobes.

ENSUITE

Window to side, walk in shower with rainfall shower head, heated towel rail, spotlights, hand wash basin, low level W.C, fully tiled.

BEDROOM TWO

14' 06" x 12' 03" (4.42m x 3.73m) Window to front, radiator, laminate flooring, built in wardrobe.

ENSUITE

Window to front, shower cubical, low-level W.C, hand wash basin, heated towel rail, spotlights.

BEDROOM THREE

12' 04" x 9' 07" (3.76m x 2.92m) Window to front, radiator, laminate flooring.

BEDROOM FOUR

12' 04" x 8' 04" (3.76m x 2.54m) Window to side, radiator, laminate flooring.

FAMILY BATHROOM

Window to rear, wash hand basin, low level W.C, freestanding roll top bath, heated towel rail, spotlights, part tiled walls, tiled floor.





OUTSIDE

Double garage, parking to the front with EV charger, secure gated side access leading to the rear garden.

GARDEN

Enclosed, south-facing wraparound gardens enjoying all-day sunshine. The main garden is laid to lawn and bordered by a variety of mature shrubs and trees, featuring a large patio seating area along with an additional patio, providing multiple spaces for outdoor dining and entertaining. Additional features include integrated outdoor Bose speakers, exterior lighting, and an outside tap.



A separate garden area features low-maintenance artificial grass, its own patio seating area, and a detached summer house measuring approximately 15ft x 9ft, complete with power and lighting.

LOCATION

Tiptree is one of Essex's most sought-after villages, offering an exceptional blend of countryside charm and everyday convenience. Home to the famous Wilkin & Sons jam factory, the village boasts an excellent selection of shops, cafés, restaurants, supermarkets, well-regarded schools, and leisure facilities.



Perfectly positioned for commuters, Tiptree enjoys easy access to the A12, with nearby stations at Kelvedon, Marks Tey, and Colchester providing direct rail services to London Liverpool Street. Surrounded by beautiful countryside and within easy reach of the Essex coastline, Tiptree offers an outstanding lifestyle in a vibrant and welcoming community.

AGENT NOTES

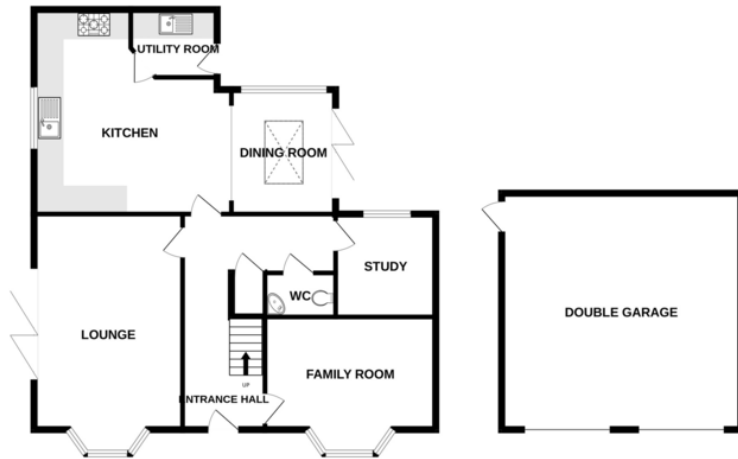
The ground floor of the property benefits from under floor heating.

The property benefits from solar panels.

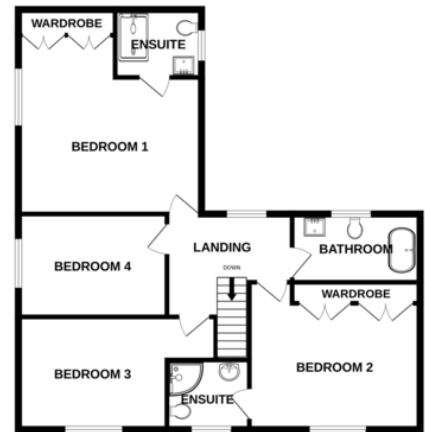
Bose sound system/speakers fitted throughout the house.



GROUND FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (208.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	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