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DAVID MARTIN
GROUP

Ransom Road
Tiptree, CO5 0TL

£525,000
EPC Rating 'C'

- Four-Bedroom Detached House
- Central Village Location
- Garage & Driveway
- Large Garden





Property Description

David Martin Estate Agents are delighted to offer for sale this well-presented four-bedroom detached family home, centrally situated in the popular village of Tiptree and within walking distance of local shops and schools. The property offers spacious and versatile accommodation throughout, comprising a welcoming entrance hall, a spacious lounge opening into a dining room with bi-fold doors leading to the rear garden, a modern kitchen/breakfast room with a door leading to the rear garden, and a ground-floor cloakroom. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom. Externally, the property benefits from a block-paved driveway providing off-road parking and leading to an integral garage, which also has an internal door leading to the entrance hall. To the rear is a large, enclosed and well-maintained garden, ideal for family enjoyment and outdoor entertaining.





LOCATION

Tiptree is a popular and well-connected Essex village, particularly appealing to families and commuters seeking a balance between countryside living and everyday convenience. The village offers a good range of local amenities, including shops, cafés, schools and recreational facilities, while its strong community atmosphere and surrounding green spaces make it ideal for family life. For commuters, Tiptree is conveniently positioned between Colchester and Chelmsford, with easy road access to the A12 and nearby railway stations providing regular services towards London. Combining village charm, practical amenities and excellent connectivity, Tiptree remains a highly desirable location for buyers of all ages.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, stairs rising to first floor landing, vertical radiator, laminate flooring, internal door to garage.

LOUNGE

16' 08" x 11' 08" (5.08m x 3.56m) Window to front, radiator, laminate flooring, open fire with Portuguese stone surround and hearth, open to:

DINING ROOM

10' 04" x 9' 05" (3.15m x 2.87m) Bi-fold doors to rear garden, vertical radiator, laminate flooring.



KITCHEN/BREAKFAST ROOM

16' 08" x 10' 03" (5.08m x 3.12m) Comprehensively fitted with a range of wall and base units incorporating a ceramic sink with drainer and mixer tap, integrated dishwasher, and fridge freezer, eye level oven and microwave, space for washing machine, tiled splash back, breakfast bar, vertical radiator, spotlights, cupboard housing gas fired boiler, two windows to rear, door to rear garden.

CLOAKROOM

Low level W.C, hand wash basin, radiator, tiled floor, extractor fan.





LANDING

Airing cupboard, loft access to part boarded loft with lights and pull-down ladder.

BEDROOM ONE

14' 06" x 11' 10" (4.42m x 3.61m) Window to front, radiator, laminate flooring, fitted wardrobes with mirrored sliding doors.

ENSUITE

Shower cubical, wash hand basin, radiator, spotlights, window to front.

BEDROOM TWO

10' 03" x 8' 08" (3.12m x 2.64m) Window to rear, radiator.

BEDROOM THREE

12' 00" x 7' 08" (3.66m x 2.34m) Window to front, radiator, built in wardrobe.

BEDROOM FOUR

11' 02" x 7' 02" (3.4m x 2.18m) Window to rear, radiator.

BATHROOM

Window to rear, panel enclosed bath with shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, part tiled walls, spotlights, tiled floor.





OUTSIDE

Block paved driveway providing off road parking leading to garage. side access to rear garden.

GARAGE

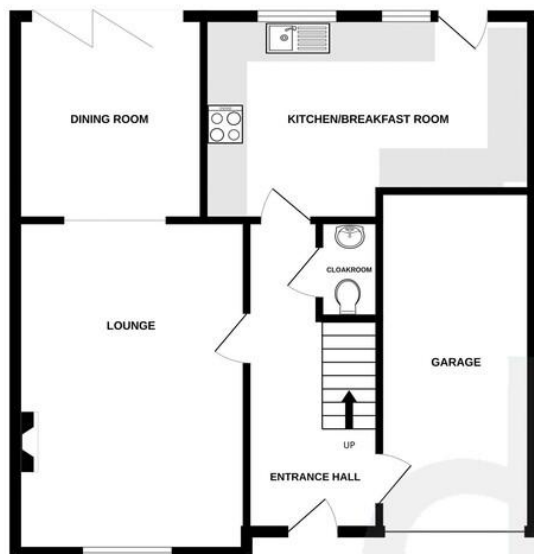
17' 07" x 7' 09" (5.36m x 2.36m) Up and over door, power and light connected, internal door to entrance hall.

REAR GARDEN

A generous-sized, mature rear garden, beautifully stocked with a variety of established flowers, shrubs and mature planting, creating a colourful and attractive outdoor space. The garden benefits from a spacious patio area to the rear of the property, ideal for outdoor dining and entertaining, along with an outside tap. A garden shed is also included and will remain.



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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		
69-80	C	69 C	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 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