



Maldon Road | Tiptree | CO5 0PG

FINE & COUNTRY

OVERVIEW

An impressive four-bedroom detached home offering generous and versatile accommodation arranged over two floors, complemented by a substantial loft room, double garage, and thoughtfully designed outdoor spaces including a garden room and hot tub area.

Rich in character, with multiple reception rooms, the home offers excellent flexibility for both everyday living and entertaining









STEP INSIDE

The ground floor unfolds with a welcoming and well-connected layout. A bright living room and separate sitting room, both enhanced by character features including fireplaces provide comfortable and inviting spaces to unwind. The dining room offers a more formal setting for hosting.

At the heart of the home, a generously proportioned family room provides a welcoming and versatile space, centred around a feature fireplace that adds warmth and character. This room flows naturally into the dining room, creating an ideal arrangement for both everyday use and entertaining. From here, a door leads through to a characterful farmhouse-style kitchen, complete with a traditional butler sink and cooking range and doors leading outside. Together, these connected spaces offer a practical and inviting layout, blending period charm with a sense of openness.

Additional practical features include a lobby and ground floor cloakroom.

Upstairs, a generous landing leads to four well-proportioned bedrooms, two of which retain character fireplaces, bringing charm and a sense of history. The principal bedroom benefits from its own en suite, while bedroom two also includes an en suite shower room. Bedrooms three and four are served by a well-appointed family bathroom.

A further staircase rises to a substantial loft room, offering flexibility for a variety of uses such as a home office, studio, or additional living space (stp).



STEP OUTSIDE

STEP OUTSIDE

The outdoor areas have been arranged to offer both relaxation and practicality. A paved terrace immediately adjoins the house, creating a natural setting for outdoor dining, framed by well-stocked borders that add colour and texture throughout the seasons.

Beyond, the garden is mainly laid to lawn and enclosed by mature trees and fencing, providing a good degree of privacy. A timber pergola adds structure and shade. A charming garden room provides a peaceful retreat, while nearby, a dedicated hot tub area creates a private space to unwind.

The property also benefits from a substantial double garage fitted with electricity and drainage, ideal for storage, parking, workshop or conversion to annexe (stp), along with additional off-road parking.

LOCATION

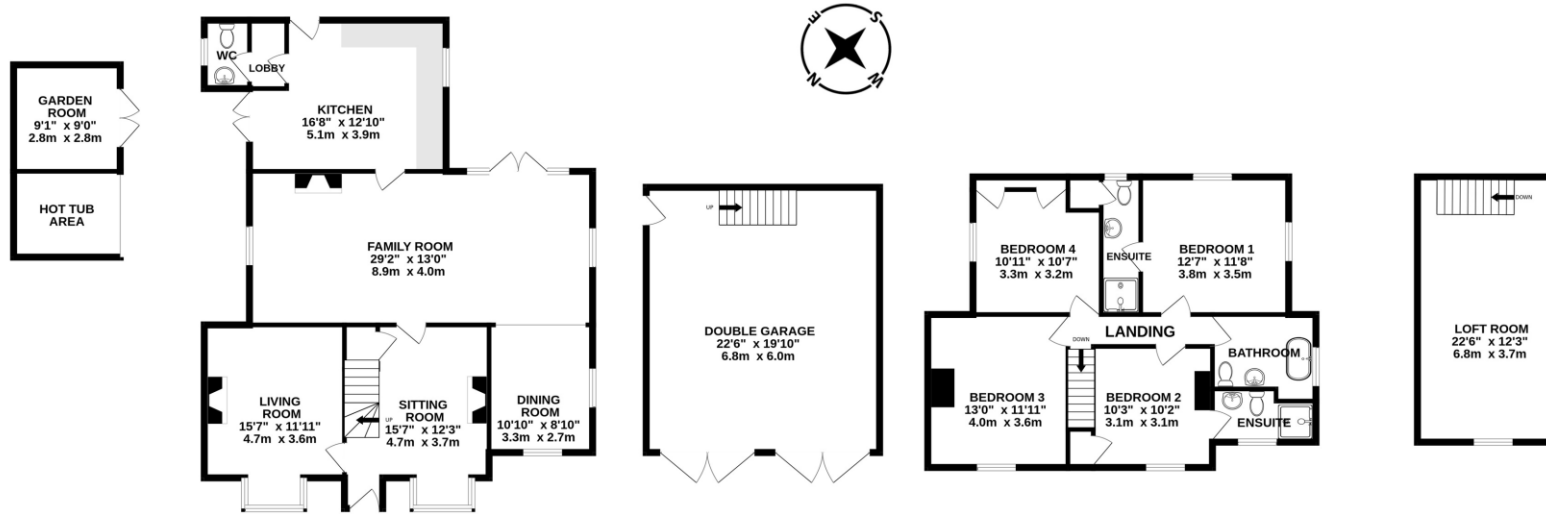
Situated in the popular village of Tiptree, the property enjoys access to a wide range of everyday amenities. The village offers supermarkets, independent shops, cafés, restaurants, and healthcare facilities, alongside the well-known Tiptree Jam factory and tearooms.

There is a strong choice of schooling in the area, including St Luke's Church of England Primary School, Tiptree Heath Primary School, and Thurstable School Sports College and Sixth Form Centre. Independent options within reach include Holmwood House School and Colchester High School, both well regarded.

The area is well positioned for access to Colchester, Witham, and surrounding towns, with mainline rail services to London Liverpool Street available from nearby stations.

GROUND FLOOR
1632 sq.ft. (151.6 sq.m.) approx.

1ST FLOOR
985 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 2617 sq.ft. (243.2 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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RICHARD SEELEY
SALES MANAGER

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