

4 bedroom Detached House located in Tiptree.

Guide Price
£700,000 - £750,000

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Chapel Road
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CO5 0RD

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OVERVIEW
GUIDE PRICE £700,000 TO £750,000

Set on a generous and rarely available central plot in the heart of Tiptree, this unique property offers an exceptional combination of space, flexibility and future potential. Comprising a four-bedroom detached main house, a substantial detached outbuilding with approved use as an office, gym and yoga studio with associated facilities, and established gardens backing onto woodland, it presents a rare opportunity for lifestyle buyers or those seeking a property with extensive grounds and longer-term development potential, subject to the necessary consents.

STEP INSIDE
The four-bedroom detached main house opens into a welcoming hallway with understairs storage and oak flooring, which in turn leads directly into the lounge/living dining room (22'3" x 11'9"). This generous space also features oak flooring, a striking central open fireplace and French doors opening onto the patio.

The kitchen (15'2" x 9'2") is fitted with traditional cabinetry, laminate flooring, integrated appliances, a gas hob, oven and Aga, along with a pantry cupboard. This is complemented by a utility room (10'0" x 5'9") providing space for a washing machine and dishwasher, also fitted with laminate flooring, and featuring a stable door to the side.

Further ground floor accommodation includes a cloakroom, a snug/home office (approx. 11'0" x 10'7") with laminate flooring and a cast iron Victorian fireplace, and a charming garden room (10'9" x 9'5") with feature arched windows overlooking the gardens.

To the first floor, the landing gives access to bedroom one (13'4" x 12'0"), bedroom two (12'0" x 8'7"), bedroom three (9'8" x 7'7"), bedroom four (12'0" x 6'10"), and a family bathroom with panelled bath, shower over and heated towel rail.

STEP OUTSIDE
Externally, the property is approached via a gated, secluded shingle driveway, with side access leading to extensive established gardens laid mainly to lawn with mature trees, shrubs and flowers, a block paved patio, and a woodland backdrop.

A particularly appealing feature is the substantial detached outbuilding, benefiting from a Lawful Development Certificate for use incidental to the main dwelling as an office, gym, yoga room and associated facilities. The building provides extensive additional space, particularly suited to those seeking a dedicated area for exercise, wellbeing or home working, in accordance with its authorised use.

The grounds are further enhanced by a cart lodge (18'0" x 9'2"), cycle store, log store, dog kennel, chicken pen, small stable block and workshop.

Importantly, the plot has previously had full planning permission for redevelopment (now lapsed) and benefits from preparatory utility works, underlining the future potential of this rare opportunity, subject to obtaining any necessary planning permissions and consents.







THE LOCATION

Tiptree is a popular Essex village ideally positioned between Colchester and Chelmsford, with convenient access to the A12 for London and the surrounding areas, while retaining a strong village feel with a close-knit community, excellent local amenities, schools, independent shops and access to surrounding countryside for walking and outdoor pursuits.

AGENTS NOTE

The detached outbuilding benefits from a Lawful Development Certificate for use incidental to the main dwelling as an office, gym and yoga studio with associated facilities. The building is not authorised as separate residential accommodation. Prospective purchasers should satisfy themselves regarding its planning status and permitted use.



Chapel Road, Tiptree, COLCHESTER, Essex, CO5 0RD







FLOORPLAN



Total Approx. Floor Area (Main House + Outbuilding)
210.8 sq m / 2,270 sq ft

Illustration for identification purposes only. Measurements are approximate, not to scale.

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