

oakheart



£775,000

Guide Price

Salis Close, Tiptree

GUIDE PRICE - £775,000 to £800,000

### Quality, Style & Convenience

This exceptional village home offers the perfect balance of privacy, space, and natural light—and is presented in immaculate, show home condition. It's the kind of property where, on moving day, you simply collect the keys, unpack the essentials, and immediately feel at home.

The quality is evident throughout, with premium materials, tasteful finishes, and thoughtful design details that echo the standards of a brand-new show home. The stylish interior makes excellent use of colour, layout, and high-spec fixtures, creating a warm yet contemporary feel.

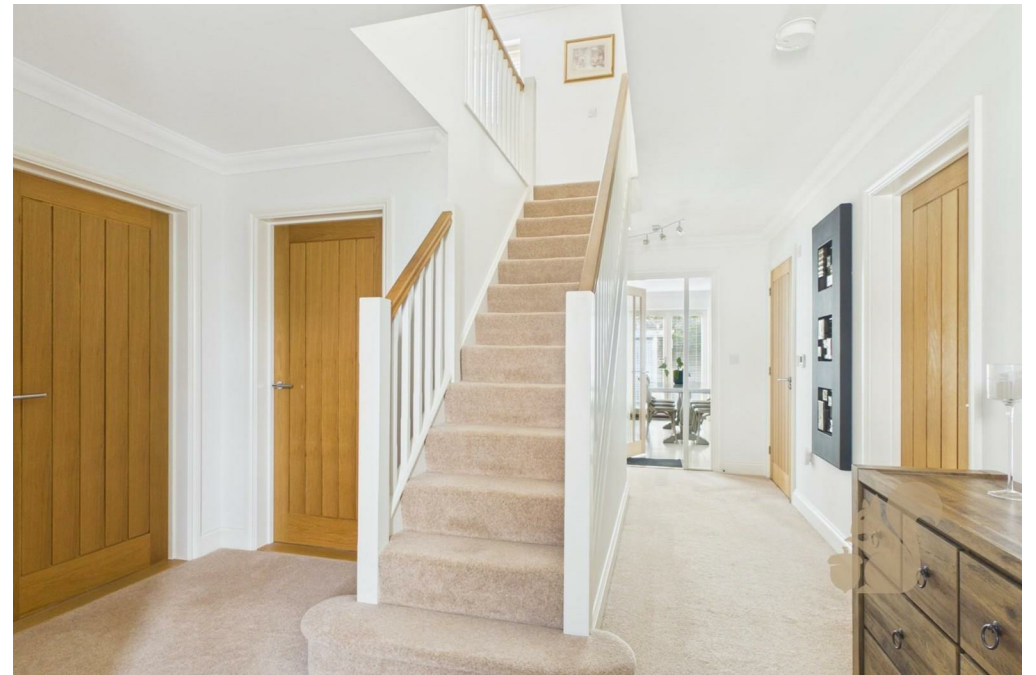
Conveniently located just a short walk from the village centre, with countryside walks on your doorstep, and easy access to the A12 and train stations at both Kelvedon and Witham—if you're looking for a stylish modern home then this truly ticks every box.

### A Stunning Modern Village Home Offering Exceptional Family Living.

Tucked away from any busy roads, in a quiet private cul-de-sac of small selection of similar style properties, this beautifully designed four bedroom home offers a blend of privacy, space, and contemporary elegance. Constructed in 2014 by the highly regarded Vaughan and Blyth Construction, this stylish home features a thoughtfully planned layout, premium finishes, and a design that embraces light and space throughout.



















Ground Floor Building 1

**GLA<sup>(1)</sup>**  
 222.25 m<sup>2</sup>  
 2392.27 ft<sup>2</sup>

**Total**  
 222.25 m<sup>2</sup>  
 2392.27 ft<sup>2</sup>



Floor 1 Building 1



(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

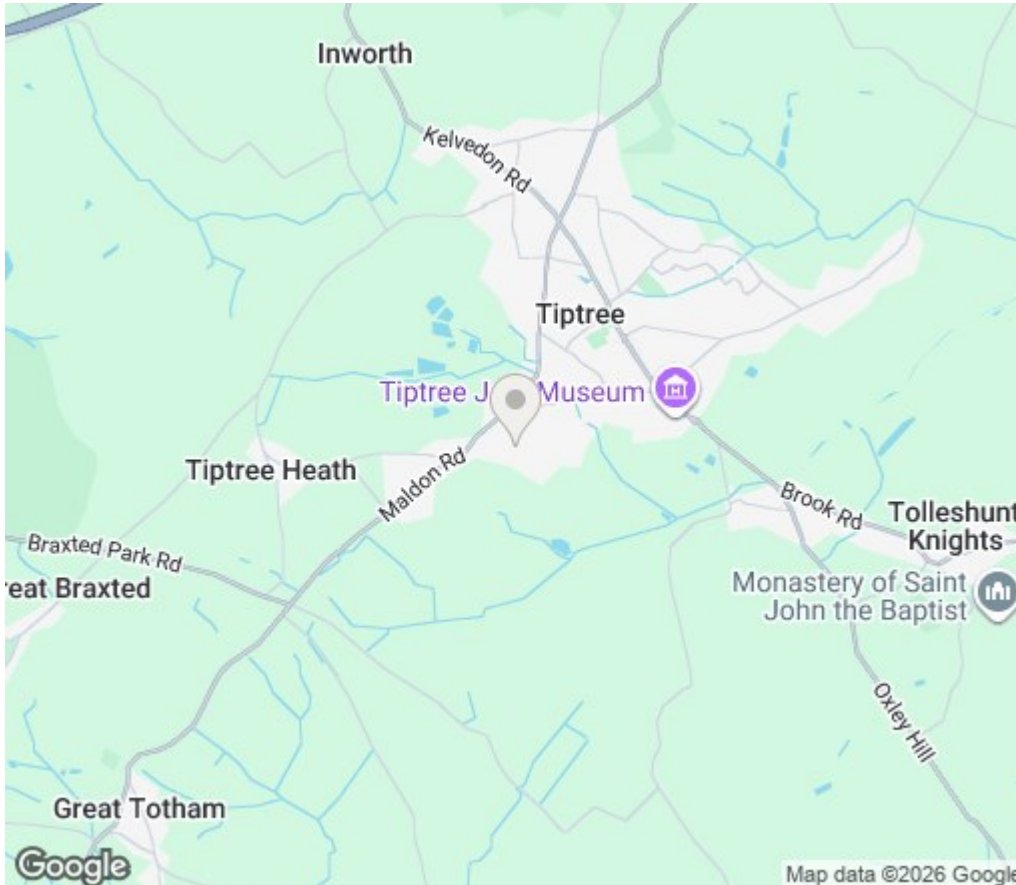
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**


Local Authority:

Tenure:  
Freehold

Council Tax Band:



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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.

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