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DAVID MARTIN
GROUP

West End Road
Tiptree, Colchester, CO5 0QN

£950,000
EPC Rating 'D'

- Four Bedroom Detached Bungalow
- Plot Approaching 5 Acres
- Six Stables & Large Barn
- Double Garage & Workshops





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious bungalow. Situated in a sought-after location on West End Road, Tiptree, the property occupies approximately 4.75 acres with extensive outbuildings, and superb equestrian facilities, the property is ideally suited to those seeking a countryside lifestyle. The bungalow consists of a welcoming entrance hall, four bedrooms, an en-suite, family bathroom, spacious sitting room and an open-plan kitchen/dining room with double doors into a conservatory. Externally the property boasts 4.75 acres of grounds, equestrian facilities include paddocks, six stables, a large barn and storage. Gardens offer lawned areas, mature trees, a greenhouse, workshops, and a double garage, making this an ideal home for horse owners or those seeking a peaceful rural setting.





ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, laminate flooring, radiator, loft access.

KITCHEN/DINER

24' 02" x 10' 10" (7.37m x 3.3m) Fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, four ring gas hob with extractor over, double eye level oven, space for washing machine, dishwasher and fridge/freezer, wall mounted gas fired boiler, tiled floor, radiator, window to rear, double doors to:



CONSERVATORY

Windows to rear and side, door to courtyard garden.

LOUNGE

25' 06" x 11' 11" (7.77m x 3.63m) Bay window to front, two windows to side, feature fireplace with inset gas fire, two radiators.

BEDROOM ONE

14' 04" x 11' 00" (4.37m x 3.35m) Window to front, radiator, built in wardrobes, door to:

ENSUITE

Shower cubical, low level W.C, hand wash basin inset to vanity unit, low level W.C, heated towel rail.



BEDROOM TWO

14' 05" x 11' 05" (4.39m x 3.48m) Double doors to rear, two radiators.

BEDROOM THREE

11' 05" x 10' 10" (3.48m x 3.3m) Window to rear, radiator.

BEDROOM FOUR

11' 03" x 10' 11" (3.43m x 3.33m) Window to side, radiator.





OUTSIDE

FRONT

Front garden laid to lawn, driveway providing off road parking for several vehicles, further driveway to the side of the property with gated vehicular access to the rear.

DOUBLE GARAGE

25' 03" x 18' 07" (7.7m x 5.66m) Double garage with up and over door, windows to side and door to courtyard.

REAR GARDEN

Walled courtyard garden to the rear of the property leading into a garden laid to lawn with shrub borders and mature trees.

LAND/OUTBUILDINGS

Barn and Hay store - structures are in disrepair; the roof requires repairs.

Two Workshops and Green House

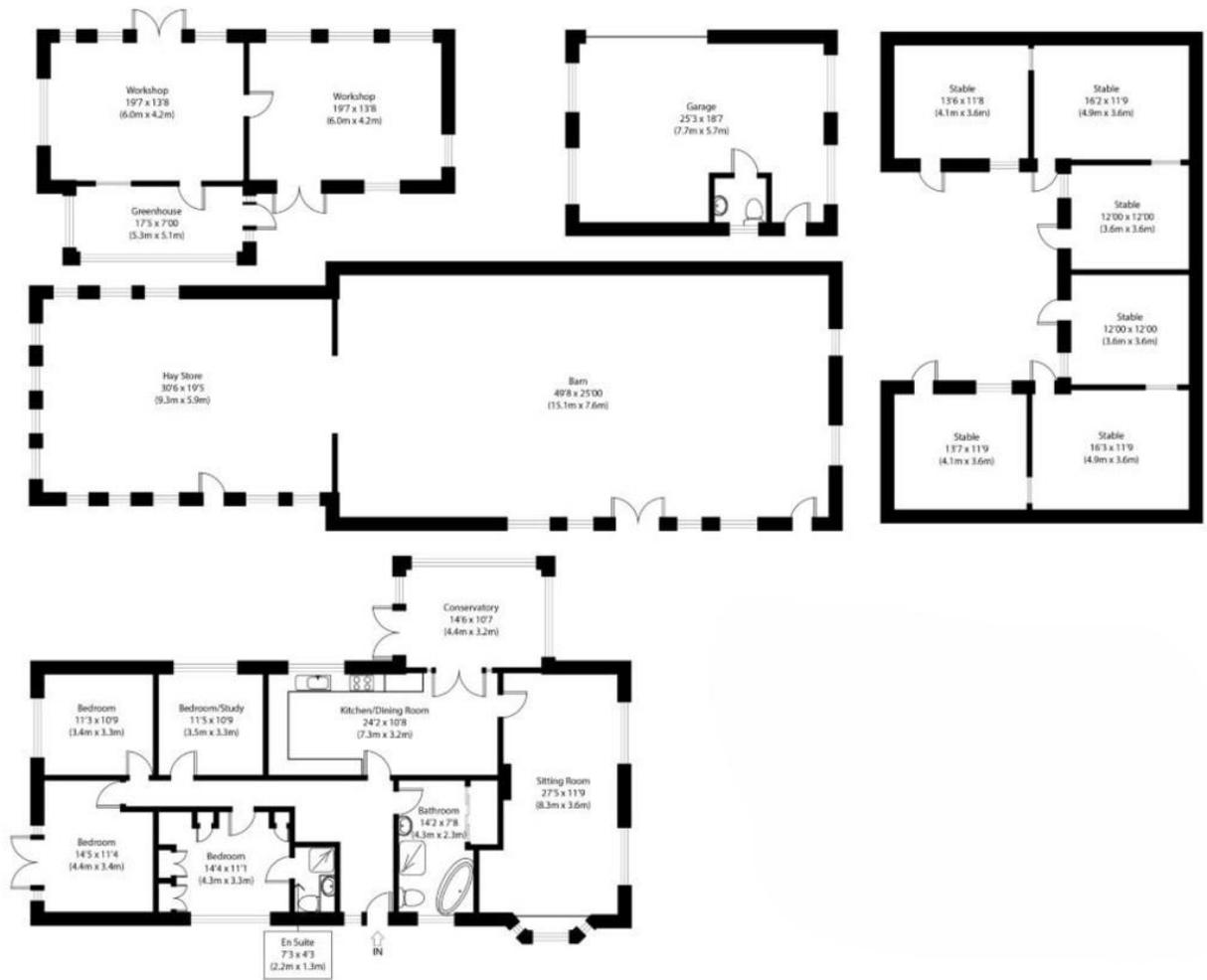
6 Stables with power and water connected

Paddocks

Total plot approx. 4.75 acres







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.