

# HOME



**Tiptree**  
**Offers Over £700,000**  
**4-bed detached house**

## Maldon Road

This stunning character cottage has been tastefully extended and beautifully improved by current sellers during their ownership increasing the living space to 1,859 SQFT. Inside, there are five principle reception areas, a spacious kitchen/breakfast room, four double bedrooms and three bath/shower rooms. The cottage is believed to date back to circa 1890 and is set on a plot that provides excellent off road parking to front with a detached double garage to side that has storage space over potentially offering scope to convert the space in to a home studio or annex (STPP). To the rear there is well kept garden with a covered hot tub area and a multi purpose garden room for those looking for a home gym or additional entertaining space.

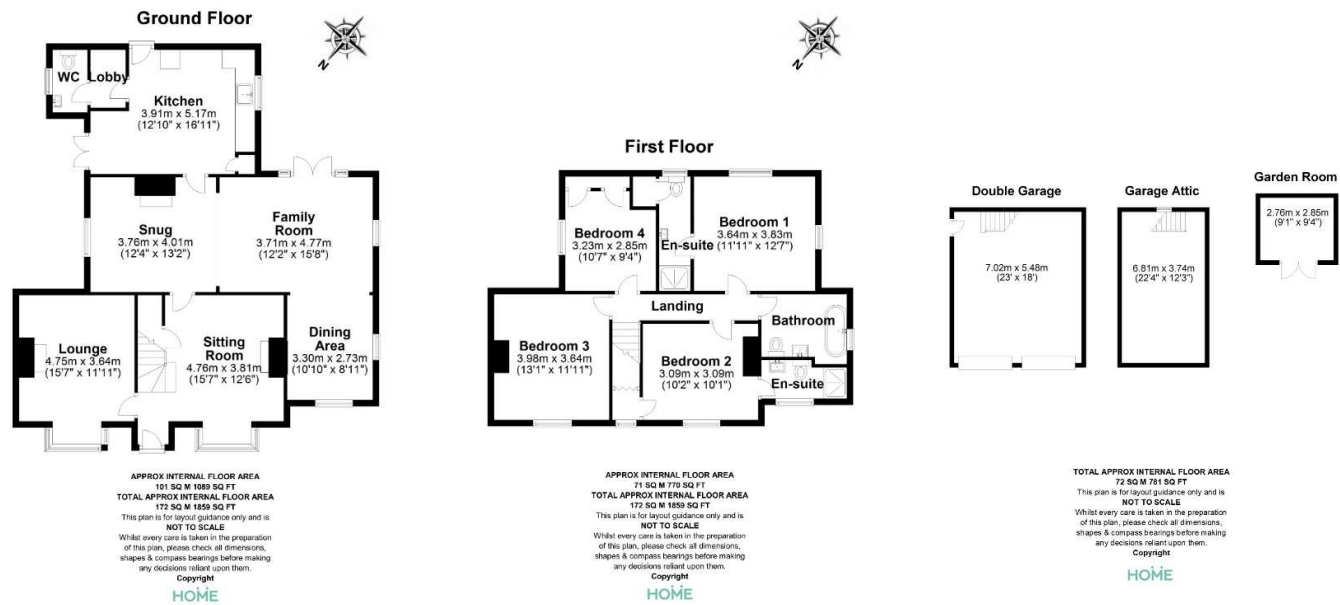
The Old School House is located in the village of Tiptree, located 10 miles from Colchester and surrounded by a mixture of open countryside, smaller villages and Hamlets. The near by Nature Reserve is a popular place for families and dog walkers to visit with it's vast acreage of heathland. Tiptree Heath Primary School is just a short walk away one of many primary schools on offer in the village. The village itself has a varies local shops, stores and amenities including Tesco, Asda and of course home to Wilkin & Son tea room and jam factory who as a family have been been farming at Tiptree, Essex, since 1757. Tiptree in recent years has become more popular for

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

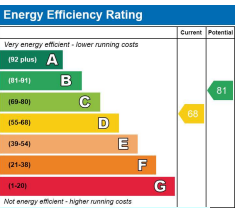
Floor Plans



Features

- 1,859 SQFT of bright & airy space
- For sale with no onward chain
- Four double bedrooms
- Five receptions
- Detached double garage with scope to convert (STPP)
- External garden room
- Plenty of charm & character
- Sought after village
- Good access to the A12
- Near by train stations at Kelvedon & Witham

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,934.92.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.