





OVERVIEW

A new development of contemporary-styled 2, 3, 4 and 5 bedroom homes surrounded by the Essex countryside within the village of Tiptree.

Florence Park offers an opportunity to be part of an exciting village community with a host of local amenities and great transport links being situated between Chelmsford and Colchester.

*****VIEWING ARRANGEMENTS BY APPOINTMENT ONLY*****

LOCAL AREA

The beautiful village of Tiptree is nestled in the Essex countryside surrounded by the vibrant centres of Colchester, Braintree, Chelmsford and the historic spots of Kelvedon, Coggeshall and Maldon, making it ideal for commuters.

Local shops sit side by side with the famous Wilkin & Son's Tiptree Jam museum and tearooms, cafes and the award winning Perrywoods Garden Centre. The area is well-served by local supermarkets including a Tesco, Asda, and Iceland in the village.

A more extensive selection of retail facilities can be found in the nearby Tollgate or Freeport retail outlets. Leisure is also well catered for in Tiptree with Atlantis Gym and Spa and a golf driving range.

The coastline, eight miles away, is the perfect place to explore beautiful Essex beaches including Blackwater Estuary and Mersea Island. Another nearby day out includes Colchester Zoo, which is listed as one of the top attractions in the UK.

EDUCATION

There are excellent primary and secondary schools around Tiptree. The village has 'Good' Ofsted rated schools in Baynards Primary School, Milldene Primary School, St Luke's Church of England Primary School, Tiptree Heath Primary School and Thurstable School and Sixth Form.

Both Chelmsford and Colchester have outstanding grammar schools including King Edward VI Grammar School, Chelmsford County High School for Girls, Colchester Royal Grammar School and Colchester County High School for Girls.

TRANSPORT

There are bus stops in Tiptree that run services to Colchester, Maldon, Witham and Tollesbury. Kelvedon station is 3.1 miles away and offers regular connections to central London, with a journey time of approximately 50 minutes to London Liverpool Street. And for those times when you're in search of a more exotic destination, Stansted Airport is a 40-minute drive away and offers routes to various international locations.

AGENTS NOTE

The internal photos are from another plot, but of the same house type.

** Prices may vary depending on a garage, car port or two parking spaces. **

First Floor

Bedroom 1
3.26m x 3.20m
10'8" x 10'6"

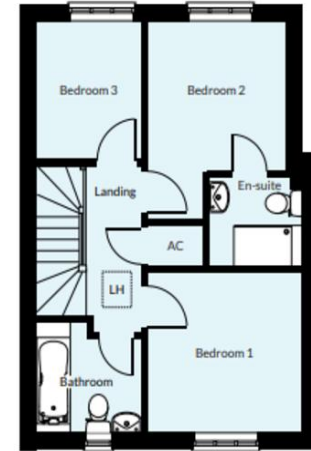
Bedroom 2
2.92m x 3.95m
9'7" x 12'12"

En-suite
1.96m x 1.79m
6'5" x 5'10"

Bedroom 3
2.22m x 2.78m
7'4" x 9'1"

Bathroom
2.22m x 2.22m
7'4" x 7'4"

Landing
1.25m x 3.09m
4'1" x 10'2"



Ground Floor

Living Room
5.22m x 3.03m
17'2" x 9'11"

Kitchen/Dining Room
3.26m x 5.02m
10'8" x 16'6"

Hall
2.20m x 5.28m
7'3" x 17'4"

WC
1.88m x 0.90m
6'2" x 2'11"

