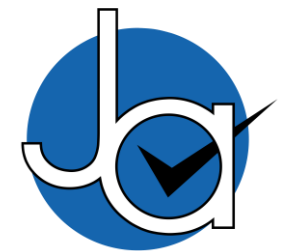




**5 bedroom
Detached
House located
in Tiptree.**

Guide Price
£500,000 - £525,000

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Bokhara Close Tiptree Colchester CO5 0FN



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EPC



1,927 sq ft

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE £500,000 TO £525,000 ***

Set along a private road in the sought after village of Tiptree, this beautifully appointed five bedroom detached family home offers exceptional living space arranged over three floors, complete with three bathrooms, two generous reception rooms, a study, an expansive kitchen/dining area, a downstairs cloakroom, off road parking and a garage.

STEP INSIDE

As you enter the welcoming hallway, the layout immediately sets a tone of space and versatility. To the right sits the dedicated study, measuring 8'06" x 6'04" (2.59m x 1.93m). Opposite, the family room/playroom provides an ideal multi-purpose space, measuring 11'02" x 9'09" (3.40m x 2.97m), and is flooded with natural light from its bay window.

Moving through to the rear of the property, you are welcomed into the impressive lounge, a generous 16'11" x 11'02" (5.16m x 3.40m), featuring a limestone framed fireplace with hearth and mantle, and double doors opening beautifully onto the rear garden-creating a seamless indoor outdoor flow.

The property offers a superb open plan kitchen and dining space, designed for modern family living. The kitchen area measures 15'07" x 9'08" (4.75m x 2.95m) and is fitted with sleek white contemporary units complemented by a one and a half bowl sink with drainer and mixer tap, a double eye level oven, a five ring gas hob with extractor, an integrated dishwasher and fridge freezer, plus space and plumbing for a washing machine. A breakfast bar completes the modern finish. The

space opens into the dining area, which measures 16'07" x 8'07" (5.05m x 2.62m) and benefits from double doors to the rear garden.

Conveniently positioned off the hallway is the downstairs cloakroom, fitted with a wash hand basin and low level WC.

Ascending to the first floor, the landing offers a window to the rear and access to the airing cupboard. The principal bedroom is a well-proportioned 11'08" x 11'08" (3.56m x 3.56m) and features built in wardrobes. Its modern en suite includes a, a shower cubicle, wash hand basin, and low-level WC.

Bedroom two measures 10'08" x 8'04" (3.25m x 2.54m), while bedroom three measures 11'09" x 8'11" (3.58m x 2.72m)-both generous rooms for family or guests. The family bathroom serves this floor, complete with a panel enclosed bath, separate shower cubicle, wash hand basin and low-level WC.

The second-floor landing enjoys a Velux window, leading to two further bedrooms-ideal for older children, guests, or additional workspace. Bedroom four measures 13'05" x 11'09" (4.09m x 3.58m), while bedroom five measures 10'06" x 7'00" (3.20m x 2.13m). A stylish shower room with a Velux window, shower cubicle, wash hand basin, low level WC completes this floor.

STEP OUTSIDE

Externally, the property benefits from off road parking and a garage, all positioned along a quiet and private road. The garage features an up and over door with additional parking available in front, and there is convenient side access leading to the rear garden, which is mainly laid to lawn and enclosed by fencing.



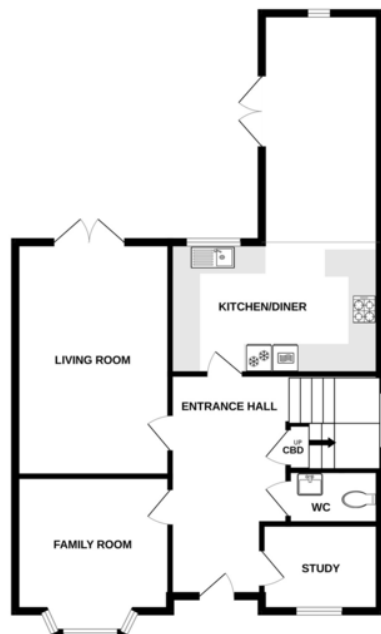


Bokhara Close, Tiptree, Colchester, CO5 0FN



FLOORPLAN

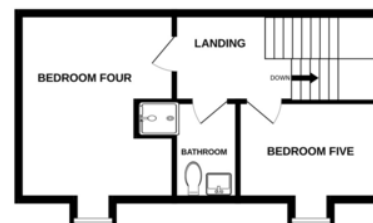
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONTACT

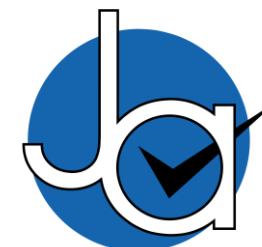
1 Church Road
Tiptree
Colchester
Essex
CO5 0LG

E info@john-alexander.co.uk

T 01621 814334

www.john-alexander.co.uk

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JOHN ALEXANDER
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