



Maldon Road | Tiptree | CO5 0PH



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THE HOME

A substantial detached six-bedroom family home offering approximately 2355 sq ft (including double garage), with a well-designed private garden and additional scope for those seeking further flexibility.

Having been carefully maintained and significantly updated over time by the current owners since its construction in 1993, this impressive property provides generous and versatile accommodation ideally suited to modern family living, working from home or multi-generational arrangements.

The interior is finished to a high standard throughout, with particular highlights including a superb open-plan kitchen/dining space featuring striking Blue Pearl granite worktops and a peninsular breakfast bar, alongside high-quality bath and shower facilities including a fully tiled en-suite wet room and a stylishly finished fully tiled family bathroom.

The landscaped rear garden with recently refreshed patio areas further enhances the home, creating a setting ready to enjoy from day one.

AT A GLANCE

A refined and spacious six-bedroom residence set within the popular village of Tiptree, offering an excellent balance of modern comfort and practical family living. Thoughtfully arranged across a generous footprint, the home features two reception rooms plus a study, three well-designed bathrooms and a double garage, all approached via a wide gravel driveway providing ample off-road parking for several vehicles.

The beautifully presented interior combines high-quality finishes with a warm and inviting atmosphere. To the rear, the established garden provides a private and versatile outdoor setting, with mature planting and multiple seating areas ideal for both relaxing and entertaining.







STEP INSIDE



Stepping through the front door, you are welcomed into a bright entrance hall with useful understairs storage housing the alarm system. To the front of the property sits a well-proportioned study, ideal for home working or as a quiet retreat.

The spacious living room provides a comfortable and inviting setting, centred around a log burner and enjoying excellent natural light, with French doors opening directly onto the garden.

To the rear, the kitchen/dining/family room forms a superb open-plan living space, designed for both everyday use and entertaining. The kitchen is fitted with distinctive Blue Pearl granite worktops extending across the work surfaces, peninsular breakfast bar, end panels splashbacks and kick boards, including a fully tiled splashback behind the hob.

A five-ring hob with contemporary extractor forms a central feature, complemented by a range of cabinetry combining warm wood finishes with contrasting tones.

Practicality is well considered, with space for appliances including washing machine, dishwasher and tumble dryer, together with two separate sink units and a built-in water softener and waste disposal unit. The dining area comfortably accommodates a full-sized table and benefits from French doors opening onto the garden, enhancing the sense of light and space.

The first floor offers four bedrooms, including a main bedroom with mirrored fitted wardrobes and a fully tiled en-suite wet room featuring underfloor heating. Additional bedrooms provide flexibility for family, guests or workspace.

The family bathroom is finished as a fully tiled wet room, incorporating a spa bath, walk-in shower, WC and washbasin.

The second floor provides two further bedrooms, both enjoying good proportions and natural light. The principal suite benefits from a walk-in wardrobe and its own en-suite facilities complete with shower unit, twin sinks set on vanity units, alongside a WC and bidet.



STEP OUTSIDE

Outside, the property is approached via a gravel driveway providing off-street parking for several vehicles in front of a double garage with twin up-and-over doors, loft storage above, and a courtesy door to the side.

The garage itself offers excellent scope for future conversion (subject to the usual consents), with its position adjoining the entrance hall providing a practical opportunity to extend the living accommodation or create an annexe-style space if required.

The rear garden is private, well-established and thoughtfully designed, with mature planting, a pond with water feature, and multiple distinct seating areas. Recently refreshed patio areas, including Indian rainbow sandstone, a raised terracotta porcelain terrace and a further tiled patio to the rear, provide ideal spaces for outdoor dining and entertaining.

The garden is well screened and not overlooked, creating a peaceful and attractive setting. Two sheds provide excellent outdoor storage.



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LOCATION & LIFESTYLE

Situated within the popular village of Tiptree, and more specifically the sought-after Tiptree Heath hamlet, this property enjoys a tranquil setting while remaining close to the village's amenities.

Tiptree Heath, a designated Site of Special Scientific Interest and the largest surviving area of heathland in Essex, is just a short walk away, offering open landscapes, heather, wildlife and scenic walks right on your doorstep.

The location is particularly well suited to families, with Tiptree Heath Primary School within easy walking distance, and Thurstable School providing well-regarded secondary education within the village itself.

Tiptree is widely known for its rich agricultural heritage and world-famous preserves, produced locally by Wilkin & Sons, whose family farming roots in the area date back centuries and whose iconic "Tiptree" brand has been produced here since 1885. The surrounding countryside reflects this heritage, with farmland and open spaces forming an attractive backdrop to village life.

The village offers a wide range of amenities including shops, supermarkets and independent retailers, while remaining well connected. Bus stops located close to the property provide convenient access to Colchester and Maldon, with mainline rail services available from nearby Kelvedon and Witham offering direct routes to London.

Altogether, the setting offers a highly appealing balance - a home positioned to enjoy countryside walks, village life and everyday convenience, while remaining accessible for commuting and wider travel

ROOM MEASUREMENTS

Ground Floor

Lounge: 17'5" x 13'8"

Kitchen/Dining/Family Room: 18'3" x 21'3"

Study: 9'9" x 10'5"

First Floor

Bedroom One: 11'6" x 10'2"

Bedroom Two: 13'4" x 11'2"

Bedroom Three: 9'8" x 7'3"

Bedroom Four / Office: 13'3" x 7'10"

Second Floor

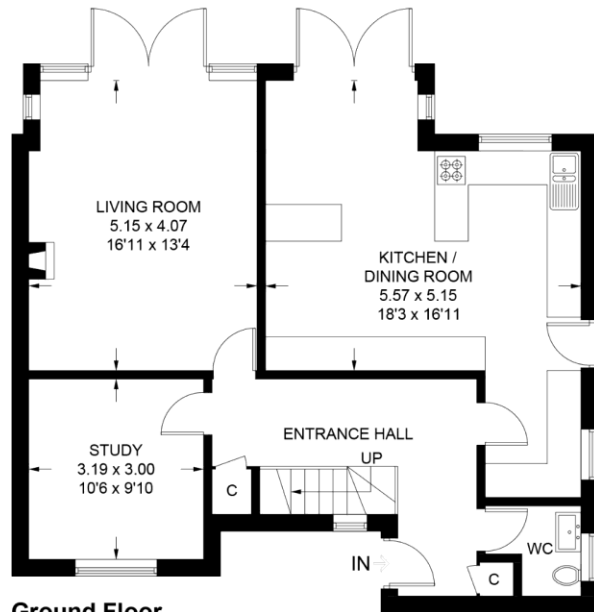
Bedroom Five: 15'5" x 10'10" (approx.)

Bedroom Six / Principal Suite: 15'5" x 10'10" (approx.)

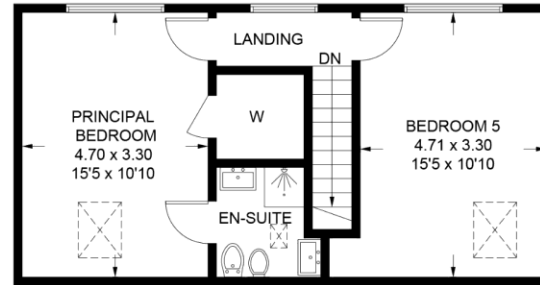
Double Garage: 18.0" x 18.0"

Maldon Road

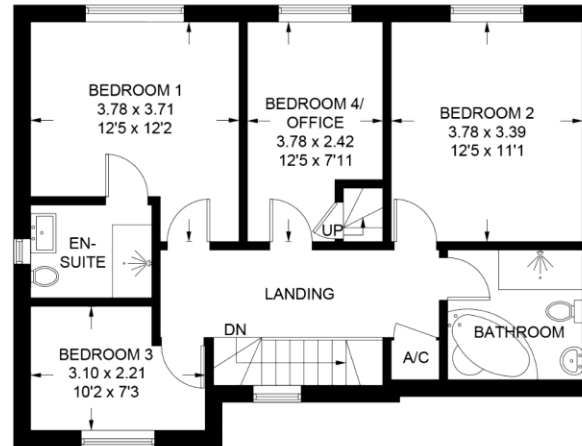
Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft



Ground Floor
79.7 sq m / 858 sq ft



Second Floor
43.7 sq m / 470 sq ft



First Floor
65.3 sq m / 703 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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