



JOHN ALEXANDER

Chapel Road | Tiptree | CO5 0RD



JOHN ALEXANDER
ESTATE AGENTS

OVERVIEW

GUIDE PRICE £700,000 TO £750,000

Set on a generous and rarely available central plot in the heart of Tiptree, this unique property offers an exceptional combination of space, flexibility and future potential.

Comprising a four-bedroom detached main house, a substantial three-bedroom detached annex and established gardens backing onto woodland, it presents a rare opportunity for multi-generational living, lifestyle buyers or those seeking longer-term development potential.







STEP INSIDE



The four-bedroom detached main house opens into a welcoming hallway with understairs storage and oak flooring, which in turn leads directly into the lounge/living dining room (22'3" x 11'9"). This generous space also features oak flooring, a striking central open fireplace and French doors opening onto the patio.

The kitchen (15'2" x 9'2") is fitted with traditional cabinetry, laminate flooring, integrated appliances, a gas hob, oven and Aga, along with a pantry cupboard. This is complemented by a utility room (10'0" x 5'9") providing space for a washing machine and dishwasher, also fitted with laminate flooring, and featuring a stable door to the side.



Further ground floor accommodation includes a cloakroom, a snug/home office (approx. 11'0" x 10'7") with laminate flooring and a cast iron Victorian fireplace, and a charming garden room (10'9" x 9'5") with feature arched windows overlooking the gardens.

To the first floor, the landing gives access to bedroom one (13'4" x 12'0"), bedroom two (12'0" x 8'7"), bedroom three (9'8" x 7'7"), bedroom four (12'0" x 6'10"), and a family bathroom with panelled bath, shower over and heated towel rail.



THE ANNEX

Positioned towards the end of the garden, the detached three bedroom annex is accessed via bi fold doors into a stunning open plan kitchen/living area (18'8" x 20'0") with vaulted ceiling, central island, integrated appliances and a Velux window, benefiting from underfloor heating throughout and comprising bedroom one (11'6" x 11'6"), bedroom two (11'4" x 9'7"), bedroom three (11'5" x 9'6"), and a contemporary wet room, offering fully self-contained accommodation ideal for independent family living or guest use.





STEP OUTSIDE

Externally, the property is approached via a gated, secluded shingle driveway, with side access leading to extensive established gardens laid mainly to lawn with mature trees, shrubs and flowers, a block paved patio, and a woodland backdrop, further enhanced by a cart lodge (18'0" x 9'2"), cycle store, log store, dog kennel, chicken pen, small stable block and workshop.

Importantly, the plot has previously had full planning permission for redevelopment (now lapsed) and benefits from preparatory utility works, underlining the significant future potential of this rare and compelling opportunity to live in, grow into, or completely reimagine over time.



THE LOCATION

Tiptree is a popular Essex village ideally positioned between Colchester and Chelmsford, with convenient access to the A12 for London and the surrounding areas, while retaining a strong village feel with a close-knit community, excellent local amenities, schools, independent shops, and access to surrounding countryside for walking and outdoor pursuits.

Chapel Road

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft

Annex = 79.4 sq m / 855 sq ft

Total = 216.0 sq m / 2325 sq ft



(Not Shown In Actual Location / Orientation)

Annex



Ground Floor



First Floor