



Maldon Road, Tiptree
Guide Price £750,000
4-bed detached house

HOME



EPC
D



Council Band
C (£1,934.92)



Bedrooms
4



Bathrooms
3



Heating
Gas central
heating



Parking
Double garage &
driveway



Outside Space
External garden
room



Tenure
Freehold



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 commuters with train stations at near by Kelvedon and Witham both with a frequent service to London Stratford and Liverpool Street.



Features

- 1,859 SQFT of bright & airy space
- For sale with no onward chain
- Four double bedrooms
- Five receptions
- 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

Location

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.

Niceties

The village itself has a varies local shops, stores and amenities including Tesco, Asda and of course home to Wilkin & Son tearoom and jam factory.

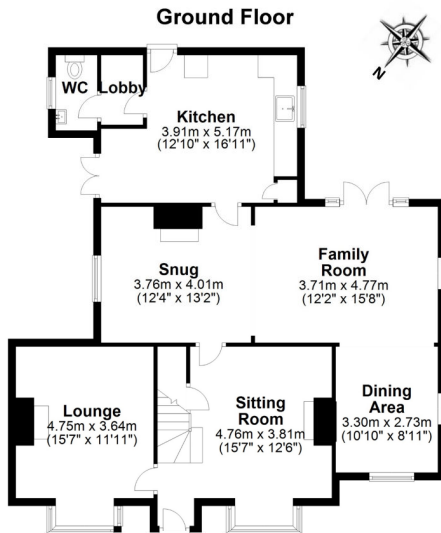
Travel

Tiptree in recent years has become more popular for commuters with train stations at Kelvedon and Witham both with a service to London Stratford and Liverpool Street.

Schools

Tiptree Heath Primary School is just a short walk away one of many primary schools on offer in the village.

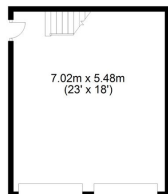
Floor Plans



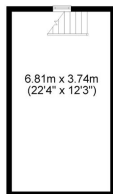
APPROX INTERNAL FLOOR AREA
101 SQ M 1089 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
172 SQ M 1859 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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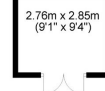
Double Garage



Garage Attic

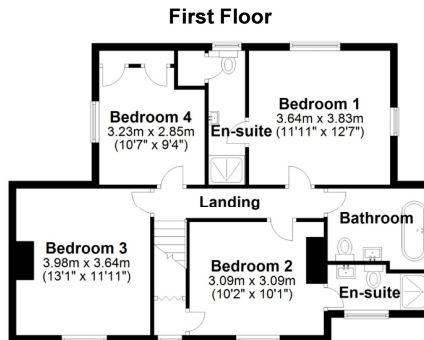


Garden Room



TOTAL APPROX INTERNAL FLOOR AREA
72 SQ M 781 SQ FT
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APPROX INTERNAL FLOOR AREA
71 SQ M 770 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
172 SQ M 1859 SQ FT
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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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