





Severn House  
Simpsons Lane  
Tiptree  
Essex  
CO5 0PP

Severn House is a beautifully presented four bedroom extended detached family home set on a generous plot. Having been thoughtfully extended over the years this delightful four bedroom home offers versatile accommodation set across two floors.

The property has three reception rooms, large principle bedroom with ensuite and dressing room, gated private access leading to a triple garage and situated on a plot of approximately 0.6 of an acre.

- Spacious family home
- Private gated property
- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Three bathrooms (one ensuite)
- Conservatory
- Off road parking
- Triple garage
- Established grounds of approx. 0.6 of an acre
- Popular village location



The accommodation comprises of a spacious entrance hall which gives access to all ground floor accommodation and a staircase rising to the first floor. The naturally light and dual aspect lounge has windows to the front and rear aspect, electric fireplace with surround and a separate door leading through to the conservatory. Constructed in recent years the conservatory is a beautiful room with a roof lantern allowing an abundance of natural light and sliding doors to the rear giving access to the garden. The formal dining room has a double glazed window to the front, feature fireplace with exposed red brick hearth and double doors leading through into the breakfast room. The L shaped kitchen/breakfast room has been fitted with a modern fitted kitchen comprising of a one and a half bowl sink inset to roll edge worksurfaces with a range of wall and base units with cupboards and drawers, integrated brushed stainless steel five ring gas hob with extractor above. There is access through into a separate utility room which also has an inset sink and matching wall and base units and space and plumbing for appliances. The ground floor concludes with a good size study and cloakroom with W.C and a wash hand basin.

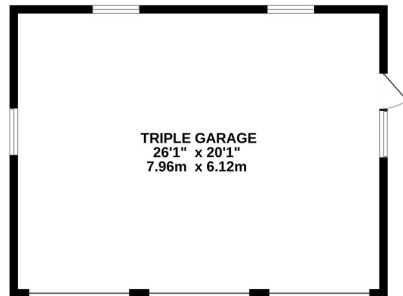
To the first floor there are four good size bedrooms with the master bedroom suite having a window to the front aspect, good size dressing room with built in wardrobes and door to the ensuite shower room which has a shower cubicle, W.C and a wash hand basin. Bedroom two and three are set to the front of the property both with built in triple wardrobes and bedroom four also benefits from a window to the rear aspect and built in triple wardrobes. There is a family bathroom with a panel bath, W.C and a wash hand basin and the first floor concludes with a shower room with a W.C, wash hand basin and a shower cubicle.



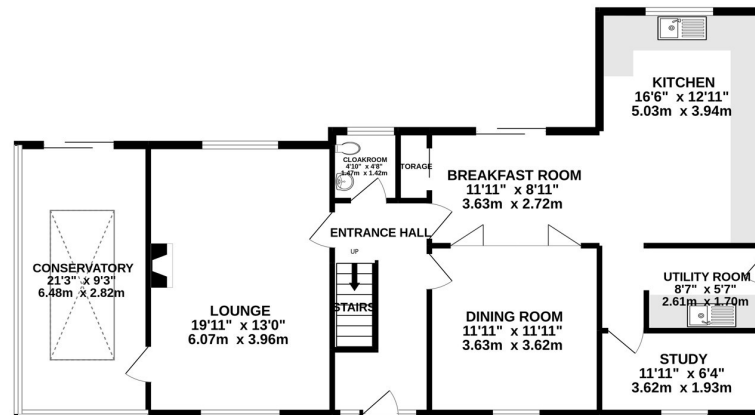




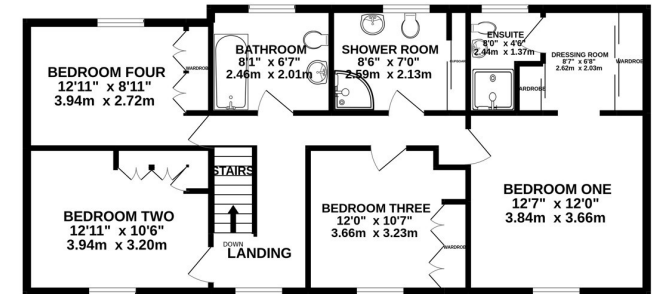
GARAGE  
524 sq.ft. (48.7 sq.m.) approx.



GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 2515 sq.ft. (233.7 sq.m.) approx.

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## Outside

The property is approached via a private driveway which in turn leads to the detached triple garage with three electric roller doors. Severn House is set in a centralised position within the plot giving extensive mature gardens to the front and rear with the rear garden commencing with a private patio seating area with the remainder laid to lawn with a variety of mature trees and shrubs. There is a summer house to remain and access into the triple garage.

## Location

Tiptree is a thriving village with a variety of shops and restaurants serving day to day needs, social and educational facilities. Although Tiptree is surrounded by countryside there is also immediate access to the A12 which leads to Colchester or to the south Chelmsford, M25 and London. The nearest mainline station to London Liverpool Street can be found at Kelvedon (3.5 miles) or Witham (5.6 miles). Within a short distance there are the larger towns of Maldon, Colchester and Chelmsford all of which offer a wide range of facilities.

## Directions

Proceed on the A12 north bound taking the Rivenhall exit, proceed along Oak Road turning right at the junction through Great Braxted and continue until reaching the junction of the B1022, turn left and proceed along this road, turning left into Simpsons Lane, proceed a short distance up Simpsons Lane and Severn House can be found on the right hand side.

## Important Information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - DJN





Witham  
01376 516464  
witham@fennwright.co.uk

fennwright.co.uk