

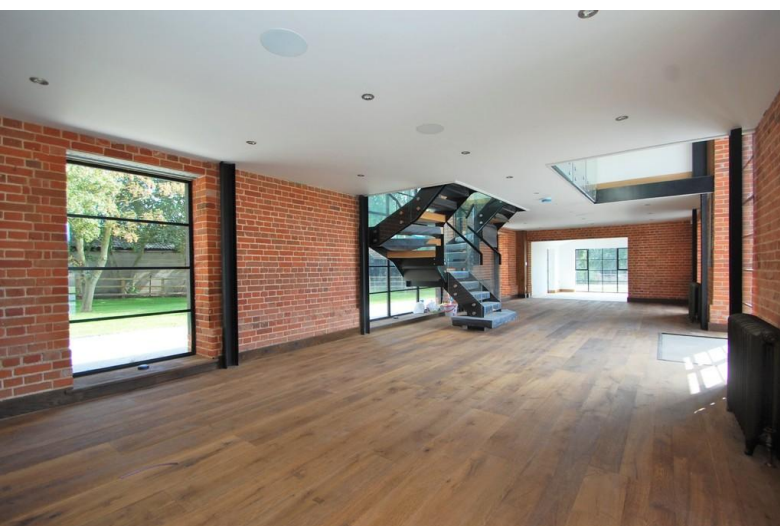


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DAVID MARTIN
GROUP

Maldon Road
Tiptree, CO5 0QA

£1,600,000
EPC Rating 'TBC'

- Modern Barn Conversion
- Bespoke Kitchen & Bathrooms
- Plot in Excess of 2 Acres
- Over 3500 Sq ft.





Property Description

David Martin Estate Agents have the pleasure of bringing to the market this beautiful and unique converted Barn set on a plot of in excess of 2 Acres. The property features an impressive reception hall with vaulted ceilings, exposed brickwork, galleried split staircase and floor to ceiling windows overlooking the courtyard. The kitchen/dining room features vaulted ceilings, granite worktops and a central island/breakfast bar. There is also a separate utility room, a cloakroom, two further reception rooms, a bedroom wing with three bedrooms all with ensuites and views to the courtyard. Up the split galleried staircase is the principal bedroom with dressing room and private bathroom. The secluded central courtyard provides a private space for entertaining with feature fountain leading on to the lawned garden. The property is approached by a private driveway leading to a four garage carport, plenty of space for parking and paddock land to the rear of the plot with far reaching views.





The property is tucked away off the Maldon Road between Tiptree and Maldon.

For the commuter there is a mainline station at Witham with direct links to London Liverpool Street and there are access points onto the A12 trunk roads.

ENTRANCE HALL

11' 04" x 10' 10" (3.45m x 3.3m)

UTILITY ROOM

14' 00" x 12' 04" (4.27m x 3.76m)

CLOAKROOM

KITCHEN/DINER

37' 06" x 14' 10" (11.43m x 4.52m)

DINING ROOM

19' 09" x 11' 09" (6.02m x 3.58m)

RECEPTION HALL

43' 09" x 15' 11" (13.34m x 4.85m)

TV ROOM

17' 00" x 15' 09" (5.18m x 4.8m)

HALLWAY

SHOWER ROOM

BEDROOM

19' 05" x 18' 02" Maximum Measurement (5.92m x 5.54m)

ENSUITE

BEDROOM

13' 01" x 12' 11" (3.99m x 3.94m)

BEDROOM

16' 07" x 12' 11" (5.05m x 3.94m)

ENSUITE

LANDING

BEDROOM

15' 11" x 15' 04" (4.85m x 4.67m)

DRESSING ROOM

15' 11" x 6' 07" (4.85m x 2.01m)

BATHROOM

15' 11" x 8' 03" (4.85m x 2.51m)





EXTERNAL

The total plot is in excess of 2 acres and is divided into areas. The private driveway leads you into the parking area with space for numerous vehicles, the courtyard with its fountain is a superb place for formal entertaining and leads onto the lawned garden, paddock land to the rear of plot with far reaching views.

GARAGES

Pitched roof carport with four garages all with electric doors, power and light connected, space above ideal for conversion to office space or annexe.



AGENT NOTES

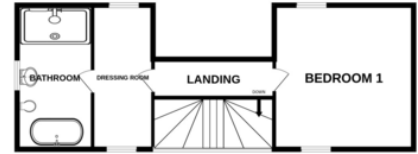
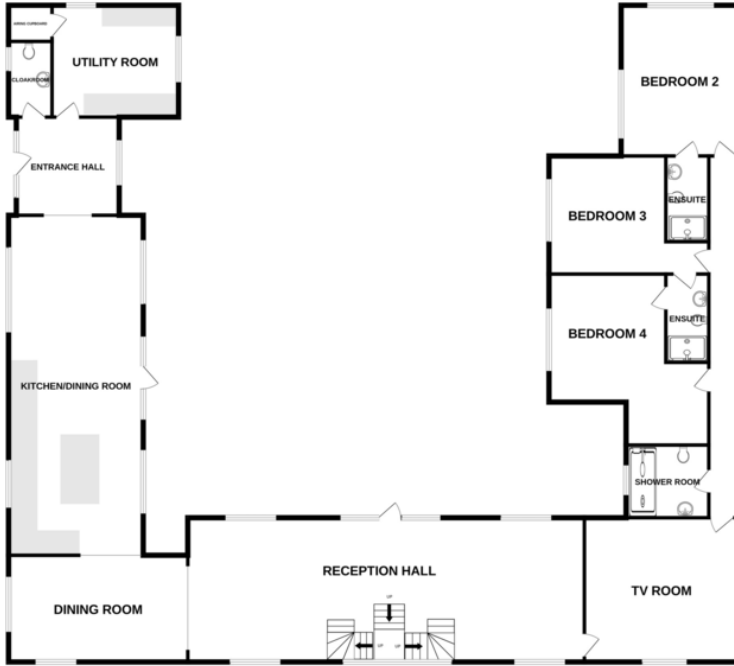
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GROUND FLOOR
3055 sq.ft. (283.8 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 3672 sq.ft. (341.1 sq.m.) approx.

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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David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

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