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GROUP

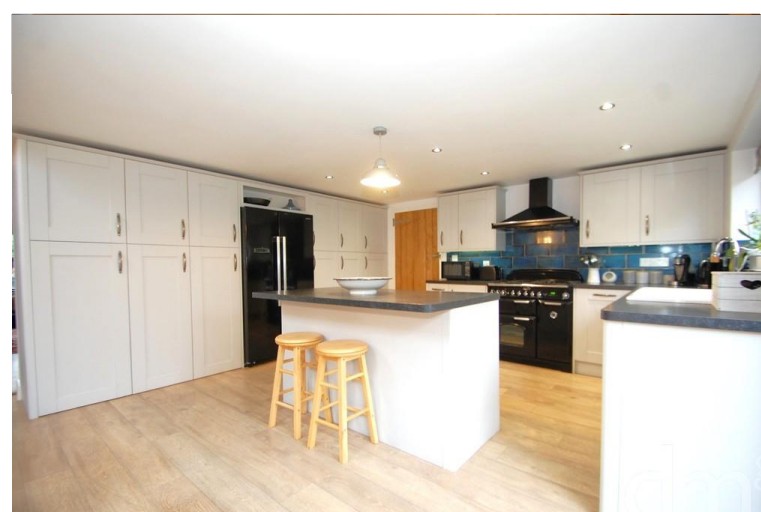
Chapel Road
Tiptree, CO5 0RD

Guide Price £500,00 - £525,000
EPC Rating 'TBC'

- Four Bedroom Detached Cottage
- Large Open Plan Kitchen/Diner
- Garage and Off-Road Parking
- Two Reception Rooms with Log Burners



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Property Description

David Martin Estate Agents are delighted to offer for sale this four-bedroom DETACHED COTTAGE situated in the popular village of Tiptree. The property has been thoughtfully extended and improved by the current owners making it the perfect family home consisting of a large open plan kitchen/dining room perfect for entertaining with vaulted ceilings and Bi-fold doors to the rear garden, a generous size lounge featuring a brick fireplace with wood burning stove, a second reception room with an additional log burner, utility room, boot room and a ground floor shower room. On the first floor there is a family bathroom, a principal bedroom with Juliet balcony and ensuite shower room and three further double bedrooms. Externally the property benefits from a driveway providing off road parking for several vehicles, a detached garage, a fully insulated gym/office and a good-sized rear garden. The original building dates back to 1830 with some original features being retained.



RECEPTION ROOM

13' 03" x 10' 10" (4.04m x 3.3m) Enter the property via a part glazed entrance door to front aspect, window to front, laminate flooring, radiator, brick fireplace with log burning stove.

LOUNGE

19' 08" x 13' 01" (5.99m x 3.99m) Window to front and side, additional entrance door, two radiators, laminate flooring, brick fireplace with inset wood burning stove, open to:

KITCHEN/DINING ROOM

21' 09" x 15' 03" (6.63m x 4.65m) Large bright room being comprehensively fitted with a range of wall and base units incorporating a modern butler style sink with mixer tap, tiled splash back, wall of floor to ceiling kitchen cabinets with space for American style fridge/freezer, range master cooker, integrated dishwasher, central island with storage beneath and breakfast bar, Laminate flooring, vaulted ceiling with Velux windows, spotlights, Bi-fold doors to rear garden.

BOOT ROOM

6' 04" x 4' 05" (1.93m x 1.35m) Window to rear and side, door to rear, laminate flooring, open to:

UTILITY ROOM

9' 08" x 7' 10" (2.95m x 2.39m) Window to side, fitted with wall and base units with oak work top with inset butler style sink, tiled splash back, space and plumbing for washing machine, laminate flooring, radiator, door to:

SHOWER ROOM

Shower cubical, low level W.C, hand wash basin, part tiled, extractor fan.





LANDING

Original exposed beams handrail, oak flooring.

BEDROOM ONE

15' 02" x 13' 07" (4.62m x 4.14m) Juliet balcony to rear with views of the garden, vaulted ceiling with Velux windows, radiators, laminate flooring, door to:

ENSUITE

Shower cubical with rainfall shower head and separate shower attachment, Countertop Basin Sink with vanity unit below, low level W.C, radiator, tiled flooring, extractor fan, Velux window.



BEDROOM TWO

13' 04" x 11' 03" (4.06m x 3.43m) Windows to front and side, Victorian fireplace, radiator, laminate flooring.

BEDROOM THREE

13' 02" x 11' 04" (4.01m x 3.45m) Window to front, Victorian fireplace, radiator, laminate flooring.

BEDROOM FOUR

10' 07" x 8' 01" (3.23m x 2.46m) Window to rear, loft access, laminate flooring, radiator.



FAMILY BATHROOM

10' 06" x 8' 01" (3.2m x 2.46m) Window to rear, P-shaped bath with shower attachment, wash hand basin inset to vanity unit, storage cupboard housing gas fired boiler, part tiled, radiator.





OUTSIDE

FRONT

Front garden enclosed by brick wall, driveway to side of property providing off road parking for several vehicles leading to the garage, side access to rear garden.

GARAGE

19' 09" x 9' 00" (6.02m x 2.74m) Detached garage with up and over door, power and light connected, window to side.

GYM/OFFICE

11' 06" x 8' 01" (3.51m x 2.46m) Fully insulated room with power and light connected, spotlights, double doors from rear garden, door to garage.

REAR GARDEN

Generous sized sunny garden measuring in excess of 90ft. with large patio area to rear of property ideal for outside dining and entertaining, mature shrub and tree borders including fruit trees, wooden storage shed and wood store to remain, outside tap, lights and power point.

AGENT NOTES

The Original building dates back to 1830.

The property was originally the Bird in hand Public house.

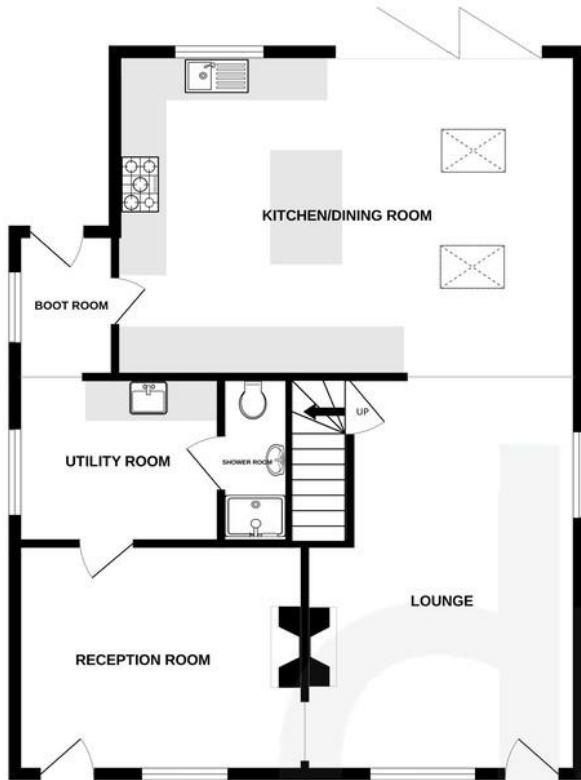
The house has retained some of the original features including the brick fireplaces, Victorian fireplaces on the first floor and internal latch doors.

The vast majority of laminate flooring throughout the property is 'Kronnoswiss' flooring.

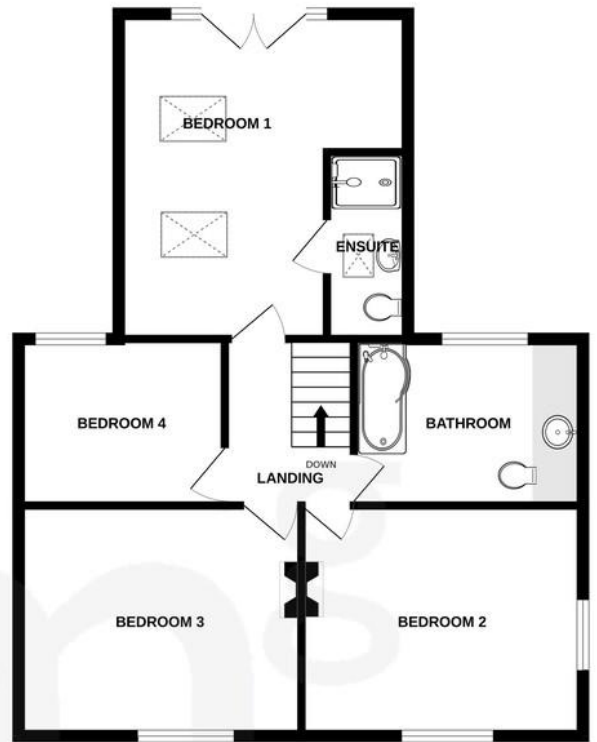
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GROUND FLOOR



1ST FLOOR



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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