



## Shrub Hill Barn

Maldon Road | Tiptree | CO5 0QA

FINE & COUNTRY

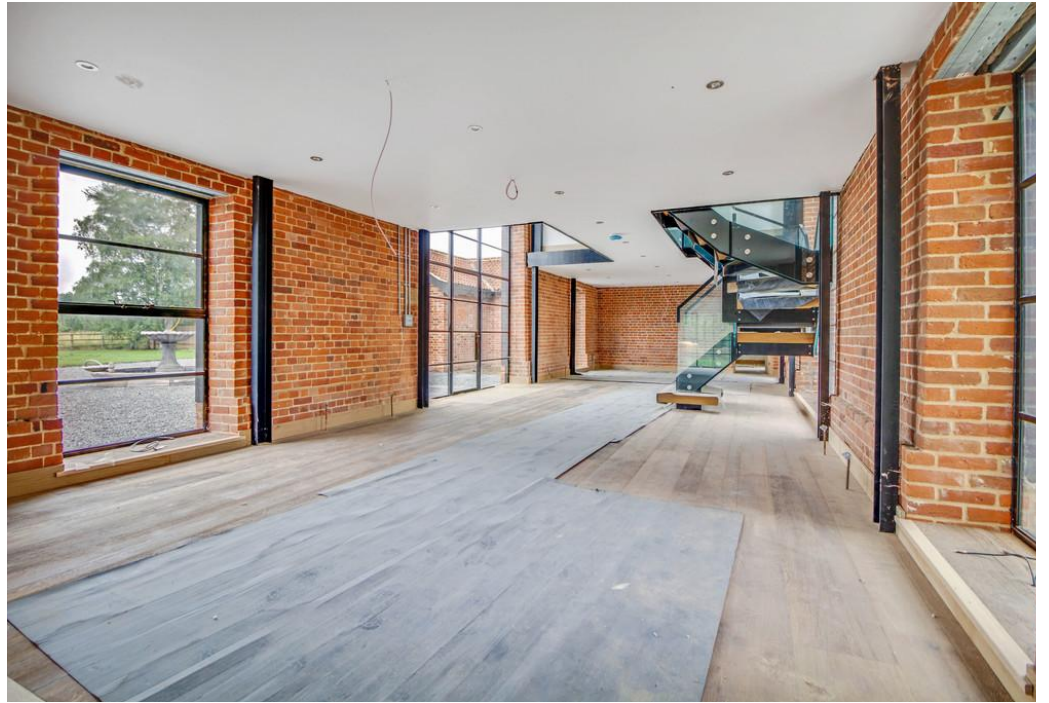
















# STEP INSIDE

## Shrub Hill Barn

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Shrub Hill Barn is a newly constructed barn conversion that has been sympathetically designed to incorporate bright and airy spaces. Set on a vast and spacious 2.09-acre plot, this stunning property boasts exposed brickwork and beautiful oak beams throughout.

As you enter the property, you are welcomed by an impressive reception hall with vaulted ceilings and a galleried split staircase that leads up to the bedrooms. The courtyard-facing rooms feature floor-to-ceiling aluminum Crittall-style windows that provide spectacular views of the surrounding scenery and fill the property with ample natural light. The kitchen/dining room is a standout feature with its vaulted ceilings, granite worktops, central island/breakfast bar, and integrated appliances.

The accommodation offers 4 double bedrooms, each with its own ensuite bathroom. The ground floor bedrooms enjoy vaulted ceilings, while the master suite on the first floor boasts a dressing room and private bathroom. The reception rooms make this property perfect for entertaining guests, with a spectacular main reception room measuring 43ft8 x 15ft10, and two further reception rooms at either end of the space.

The property features a private courtyard with a beautiful stone water fountain, providing the perfect space for outdoor entertaining. The outside areas of the property are just as impressive as the interior, with 1.6 acres of meadow land and a four-bay cart lodge that offers plenty of covered parking. Additionally, there is paddock land to the rear of the plot with breathtaking far-reaching views.

In conclusion, Shrub Barn is a stunning modern barn conversion that offers luxurious and spacious living, perfectly combining modern architectural features with the charm and warmth of traditional oak beams and exposed brick walls.



# LOCATION

## Shrub Hill Barn

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Tiptree is a charming village located in the county of Essex, in the East of England. Known for its sprawling farmland, picturesque countryside and tranquil way of life, Tiptree offers a wonderful blend of rural living and modern convenience.

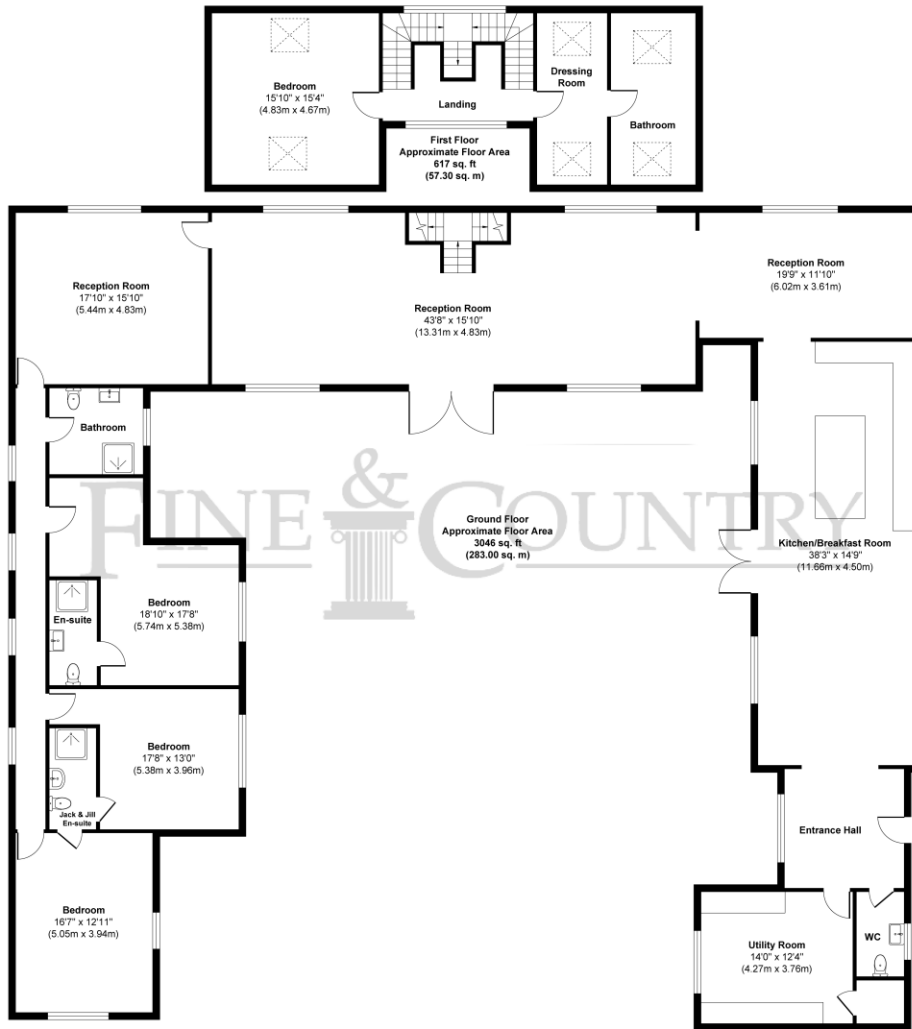
The village itself is nestled in a peaceful corner of Essex, surrounded by rolling hills, verdant fields, and swathes of ancient woodland. Walking through Tiptree, visitors will be struck by the picturesque architecture, with many of the village's buildings dating back several centuries.

Despite its peaceful demeanor, Tiptree still boasts a range of excellent amenities, including a selection of shops, pubs, and restaurants. There are also several highly-regarded schools in the area, making Tiptree an ideal location for families.

For those who enjoy the great outdoors, Tiptree is a paradise, with numerous nature reserves in the surrounding area, perfect for walking, cycling, and wildlife-spotting. Nearby attractions include the Colchester Zoo, the Tiptree Jam Factory Museum, and the impressive Layer Marney Tower.

In summary, Tiptree is a quintessentially English village, offering a wonderful mix of rural living and modern amenities in the heart of the Essex countryside.

## Shrub Hill Barn



**Approx. Gross Internal Floor Area 3663 sq. ft / 340.30 sq. m**

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