



Vine Road | Tiptree | CO5 0LR

FINE & COUNTRY

OVERVIEW

Fine and Country are delighted to present this charming, period character semi-detached thatched cottage, situated within walking distance of Tiptree village centre. The village offers an excellent range of shops, schools, and local amenities. This delightful property is brimming with original features and offers versatile accommodation, making it an ideal home for those seeking a blend of historic charm and modern convenience.

STEP INSIDE

Upon entering the cottage via the stable door, you are welcomed into a spacious kitchen/breakfast room, characterised by its period features. The kitchen is a delightful blend of rustic charm and modern convenience. It features exposed wooden beams that add character and warmth, contrasting beautifully with the light walls and cabinetry. The room is spacious, filled with natural light from multiple windows that offer views of the surrounding greenery.

The kitchen is equipped with a gas-fired Aga, which not only serves as a functional cooking appliance but also adds to the traditional aesthetic of the space. The work surfaces are ample, with a butler sink, surrounded by cabinetry that provides plenty of storage. The tiled backsplash adds a splash of colour and texture, complementing the overall design.









STEP INSIDE

The dining area is designed with comfort and style in mind, featuring a combination of traditional and contemporary elements, with French doors to the rear garden. The sturdy wooden dining table is complemented by painted chairs and benches, which provide ample seating for family and friends. The mix of natural materials, including brick accents and wooden beams, ties the room together, giving it a timeless, country cottage feel.

The lounge offers a cozy retreat with a gas-fired log burner set into a red brick open fireplace, perfect for those chilly evenings. With windows and glazed door to rear. The ground floor further comprises a utility room with windows to side and rear, providing additional storage space. A lobby with a window to front and door to shower room comprising shower, sink and WC. This completes the ground floor layout.

The first-floor landing leads to three well-proportioned bedrooms, each with its own unique character. The main bedroom features sloping ceilings, exposed timbers and a fitted wardrobe, with window to the rear aspect, along with an en-suite. The second bedroom is generously sized, with windows to both the front and side aspects, exposed timbers, and fitted wardrobes. The third bedroom also benefits from sloping ceilings, a window to the rear aspect, and exposed timber beams. All bedrooms have eaves storage.

OUTSIDE

Externally, the property is set on a nicely proportioned plot within a private road. The front of the property features a driveway providing off-road parking, leading to a garage adjoining a cart lodge-style office/gym. The garage is equipped with double doors, power, and lighting, and offers additional storage at the rear. The office/gym has bi-folds to front and window to side, along with loft access with a fitted ladder providing ample storage. The front garden is beautifully landscaped with flower beds and shrubs, enclosed by fencing and hedge borders, and includes a covered original well. Pedestrian access leads to the rear garden, which extends to the rear and side of the property. The garden is laid to lawn with flower beds, shrubs, and a patio area, all enclosed by hedge and fence borders.

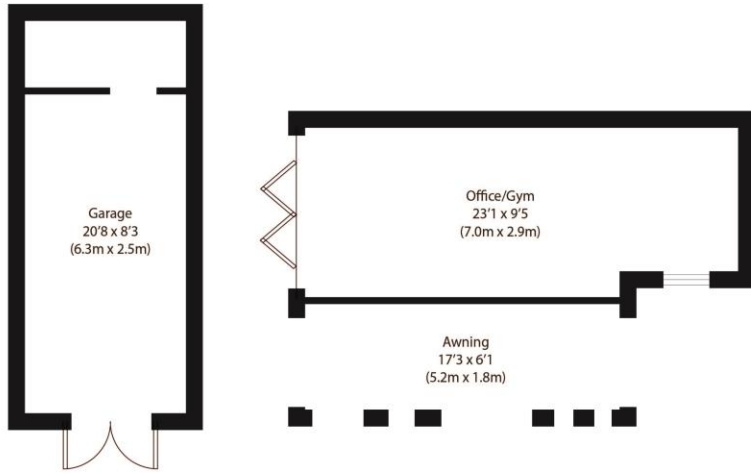


LOCATION

This charming property is located on Vine Road in the vibrant village of Tiptree, Essex. Known for its rich history and the famous Tiptree Jam Factory, the village offers a variety of shops, cafes, and well-regarded schools, all within walking distance. The property enjoys a peaceful rural setting with beautiful countryside nearby yet benefits from excellent road connections via the A12 to Colchester, Chelmsford, and London.

Public transport links are also available, with bus services connecting Tiptree to surrounding areas.

Overall, the location offers the best of both worlds, the tranquillity of a rural setting with the convenience of modern amenities and excellent connectivity. It's a perfect spot for those looking to enjoy a peaceful lifestyle without sacrificing access to essential services and vibrant community life.



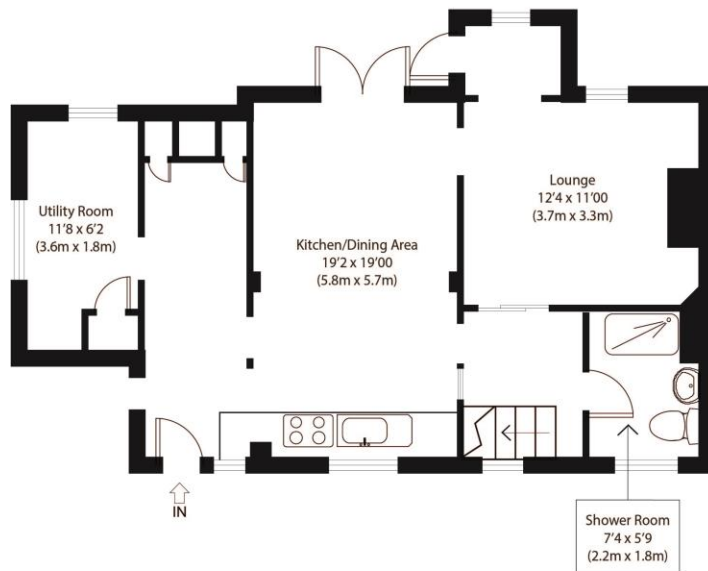
Approximate Gross Internal Area
Main House 1180 sq ft (110 sq m)
Outbuildings 390 sq ft (36 sq m)
Total 1570 sq ft (146 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

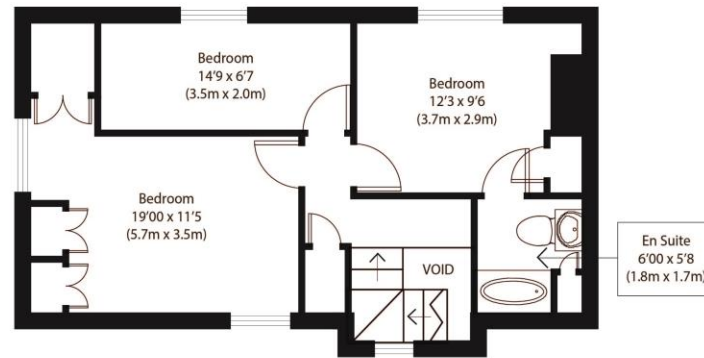


CRAIG GANDERTON
DIRECTOR

follow Fine & Country Colchester on



Ground Floor



First Floor

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed





Fine & Country Colchester
Tel: +44 01206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY