



West End Road | Tiptree | CO5 0QN

FINE & COUNTRY

OVERVIEW

Nestled in the heart of the idyllic countryside on West End Road, Tiptree, this remarkable property offers the perfect blend of rural tranquility and practical versatility.

Sitting on an expansive 4.75-acre plot, this unique estate features a beautifully laid-out main residence, extensive outbuildings, and well-equipped stables, making it ideal for equestrian enthusiasts or those seeking a countryside lifestyle.

THE PROPERTY

This unique property on West End Road, Tiptree, offers a beautifully laid-out single-story main residence set within 4.75 acres of picturesque grounds.

The home features four spacious bedrooms, including a primary bedroom with a private en-suite, alongside a flexible bedroom/study. The heart of the house is the open-plan kitchen/dining room, which leads into a bright and welcoming conservatory, perfect for enjoying views of the surrounding countryside.

A generous sitting room provides an ideal space for relaxing or entertaining, complemented by a modern family bathroom. With thoughtfully designed living spaces and plenty of natural light throughout, the property combines comfort, style, and practicality, making it a delightful countryside retreat.









OUTSIDE

The grounds of this exceptional property span an impressive 4.75 acres, offering a peaceful haven surrounded by open countryside. The land is thoughtfully arranged to accommodate a variety of uses, with well-maintained paddocks ideal for equestrian pursuits, beautifully established mature trees, and open spaces that enhance the property's natural charm.

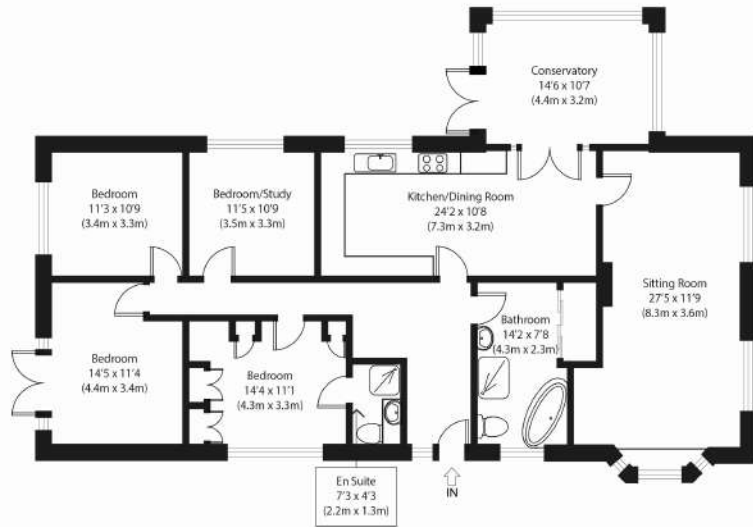
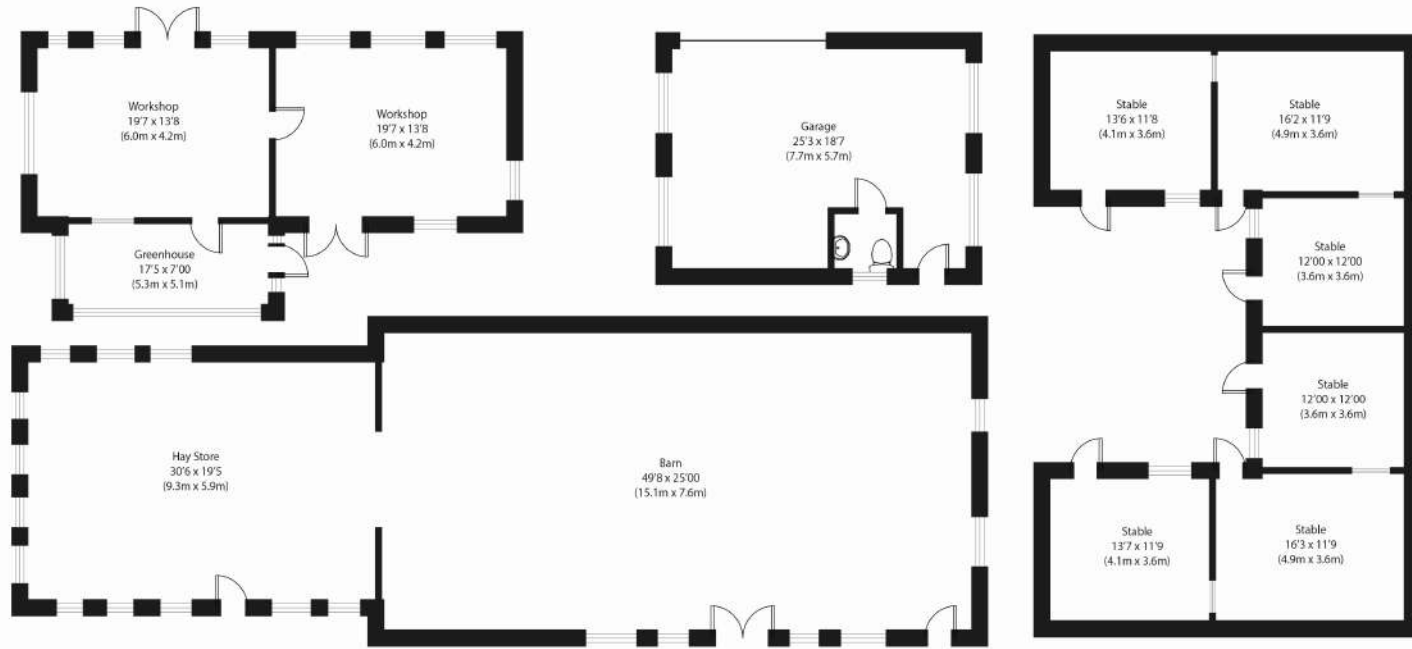
The gardens surrounding the house are designed for enjoyment and relaxation, featuring lawned areas and ample potential for further landscaping or outdoor leisure projects. For those with a green thumb, a greenhouse provides the perfect space for gardening and growing produce. The estate also boasts excellent equestrian facilities, including six stables and storage rooms, making it a dream setting for horse owners. With its idyllic rural ambiance and versatile outdoor spaces, the property truly offers a slice of countryside paradise.

LOCATION

The property is situated in the sought-after village of Tiptree, a location that offers the perfect blend of rural tranquility and accessibility to essential amenities. Tiptree is renowned for its vibrant community and provides a range of local conveniences, including supermarkets, independent shops, cafes, and pubs. Families will appreciate the selection of well-regarded schools in the area, catering to all age groups, making it ideal for those with children.

For commuters, the property is well-positioned, with Kelvedon train station just a short drive away, offering regular and direct services to London Liverpool Street in under an hour. Additionally, excellent road links via the A12 connect Tiptree to Chelmsford, Colchester, and beyond, ensuring convenience for work and leisure travel. The surrounding countryside offers endless opportunities for outdoor activities, from walking and cycling to exploring the area's rich history. This property's prime location combines the best of village living with easy access to urban centres, making it an outstanding choice for those seeking both serenity and connectivity.





Ground Floor

Approximate Gross Internal Area
 Main House 1730 sq ft (161 sq m)
 Outbuildings 3985 sq ft (370 sq m)
 Total 5715 sq ft (531 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosgroup.co.uk



RICHARD SEELEY
 SALES MANAGER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	44 D	
39-54	E		
21-38	F		
1-20	G		



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