



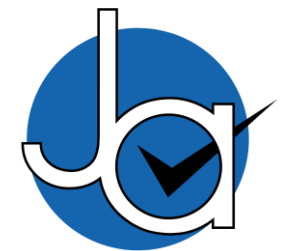
**4 bedroom  
Detached  
House located  
in Tiptree.**

Guide Price  
**£550,000 - £575,000**

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# Heather Honey Mews Tiptree Colchester CO5 0UX

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £550,000 TO £575,000\*\*\*

This thoughtfully planned four bedroom detached home combines generous room sizes with practical storage and stylish finishes- shaker kitchen, integrated appliances, separate utility, two en-suites, and a family bathroom- delivering modern comfort across three well-balanced floors. Ready to move straight into, Heather Honey Mews offers the space and versatility to suit a growing family, multi-generational living, or anyone seeking a polished, low-maintenance home in a well-connected Tiptree location

### STEP INSIDE

Step through the front door into a welcoming entrance hall, where doors lead to the principal ground-floor rooms and a staircase rises to the first floor. To the rear, the Kitchen/Diner (19'10" x 10'9") is the social hub of the home-fitted with timeless shaker-style cabinetry and sleek worktops, complete with integrated fridge/freezer, oven, hob and extractor, and dishwasher. Adjacent, the Utility Room (6'9" x 5'4") provides essential back-up storage and workflow, hosting an integrated washing machine and the gas boiler, keeping laundry neatly tucked away.

To the front, the Lounge (19'10" x 11'5") spans the depth of the house-an elegant, versatile reception room ideal for relaxing or hosting.

Ascending to the first-floor landing, you'll find an airing cupboard for linen storage and stairs continuing to the second floor. The Bedroom One (15'0" x 10'10") enjoys generous proportions and is complemented by its own stylish En suite, fitted with WC, wash basin and a double shower-a calm, private retreat. Also on this level, Bedroom Two (13'7" x 11'5") offers comfortable space for a double bed and wardrobes. Serving this floor is the Family Bathroom, thoughtfully arranged with a double shower, separate bath, WC and wash basin- perfect for busy household routines and leisurely soaks alike.

On the second floor, the landing benefits from Velux windows that flood the space with daylight and includes a handy storage cupboard. Bedroom Three (11'6" x 11'4") is another well-sized double with its own En suite featuring a corner shower, wash basin, WC and Velux window, creating a bright and breezy top-floor suite. Completing the accommodation is Bedroom Four (15'10" x 11'7"), a notably large room that can flex as a guest suite, home office, or playroom depending on your needs.

### STEP OUTSIDE

The rear garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating or entertaining. It is fully enclosed by a brick wall, providing privacy and security, with a rear gate offering convenient access to two allocated parking spaces in the car park.

To the front of the property, the garden is also laid to lawn and features a pathway leading to the entrance.



4



3



2



EPC



TBC



## THE LOCATION

Heather Honey Mews in Tiptree offers the perfect blend of modern living and village charm. Nestled in a sought-after location within the Colchester district, this development is surrounded by local amenities, including shops, cafés, and the renowned Wilkin & Sons jam factory. Families will appreciate the proximity to well-regarded schools and healthcare facilities, while commuters benefit from excellent transport links via Kelvedon station, providing direct access to London Liverpool Street. With beautiful countryside nearby and a welcoming community atmosphere, Heather Honey Mews is an ideal choice for those seeking a peaceful yet well-connected lifestyle.







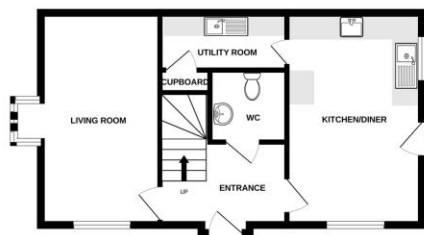
Heather Honey Mews, Tiptree, Colchester, CO5 0UX



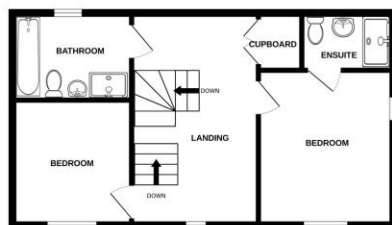


## FLOORPLAN

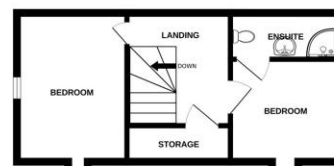
GROUND FLOOR



1ST FLOOR



2ND 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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## DIRECTIONS

### CONTACT

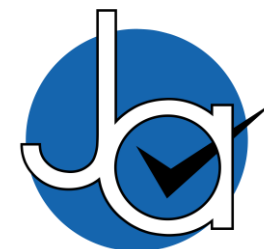
**1 Church Road  
Tiptree  
Colchester  
Essex  
CO5 0LG**

**E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)**

**T 01621 814334**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

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