



Grange Road | Tiptree | CO5 0UL

FINE & COUNTRY

OVERVIEW

Set within approximately 1.7 acres (STS) of exquisite parkland-style gardens and surrounded by open fields, this beautifully presented four bedroom home offers exceptional privacy, tranquillity, and sweeping countryside views.

Approached via a long, private driveway and positioned well back from a quiet country lane, the home provides the perfect balance of peaceful seclusion and convenient access to nearby towns, schools, and transport links.









STEP INSIDE

Originally constructed in the late 1970s, the property has been thoughtfully designed to make the most of its picturesque setting, with generous picture windows throughout the ground and first floors filling the home with natural light. The result is a wonderfully warm and inviting home that feels perfectly connected to its surroundings.

The ground floor opens into a spacious hall, setting the tone for the generous proportions found throughout the property. A welcoming living room overlooks the beautifully landscaped front garden, flowing naturally into the elegant dining room.

At the heart of the home lies the kitchen/breakfast room, offering a sociable, functional space with direct access to the rear garden. Adjoining this is a separate laundry room, providing additional convenience and storage.

Two versatile ground floor rooms provide excellent flexibility: one arranged as a double bedroom and the other currently used as a bedroom/gym. A well-appointed bathroom serves this floor, making this section of the house ideal for guests, multi-generational living, or workspace opportunities.

The first floor continues to impress with a superb principal bedroom enjoying far-reaching views over the rear grounds. Two additional double bedrooms overlook the front garden, each enjoying individual outlooks across the surrounding greenery. A central study/dressing room adds further versatility, while a spacious family bathroom completes the first-floor accommodation.



STEP OUTSIDE

The grounds are simply magnificent. Mature trees, established shrubs, and thoughtfully curated planting create a tapestry of colour and texture throughout the year, giving the entire setting a serene, parkland feel. The East-to-West orientation ensures glorious sunrises at the front and spectacular sunsets across the rear of the property.

A highlight of the property is the stunning vaulted studio. Designed by award-winning architect and BBC2 presenter Piers Taylor, this exceptional structure is currently used as an art studio and exercise room and offers limitless potential as a creative space, home office, yoga studio, or leisure room.

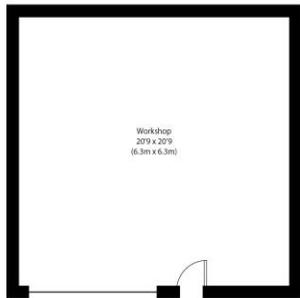
Beyond the studio is a substantial shed/workshop, perfect for storage, hobbies, or practical outdoor use. A double garage sits to the side of the property, with extensive parking available behind a five-bar gate.

LOCATION

Ideally situated between the historic towns of Colchester and Maldon, this rural home enjoys a wonderfully peaceful setting just under two miles from the village of Tiptree and close to the protected landscapes of Tiptree Heath. Despite its countryside position, a wide range of amenities is conveniently close by, including the village's two supermarkets, independent shops, cafés, and four local schools (three primary and one secondary).

Transport connections are excellent. Kelvedon Station, approximately three miles away, offers direct services to London Liverpool Street in around fifty minutes, while Witham Station—roughly six miles distant—provides an alternative route to the capital in approximately forty-five minutes. Road links are equally convenient, with the A12 accessible in under four miles, ensuring straightforward travel across the region.

The wider area offers extensive leisure opportunities, with Maldon's waterfront around 7.5 miles away and Colchester—approximately 10 miles distant—providing a full selection of restaurants, shopping, cultural attractions, and further schooling. Chelmsford lies within approximately 15.5 miles. The property benefits from being located close to countryside walks, scenic cycling routes, and the beautiful Essex coastline.



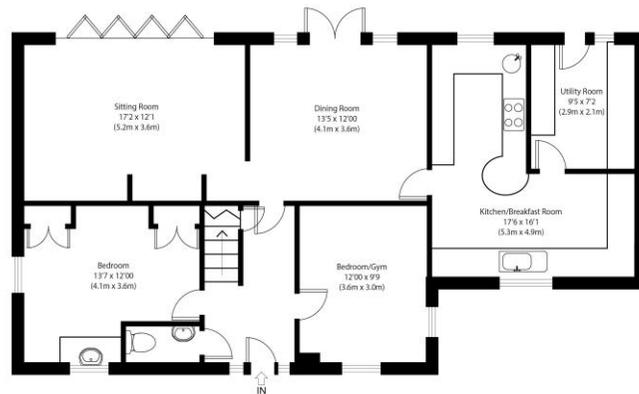
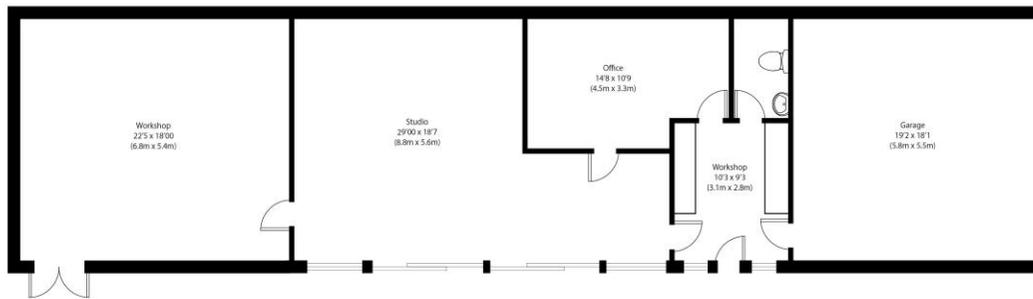
Approximate Gross Internal Area
 Main House 2090 sq ft (194 sq m)
 Outbuildings 1890 sq ft (176 sq m)
 Total 3980 sq ft (370 sq m)

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.photosaasgroup.co.uk

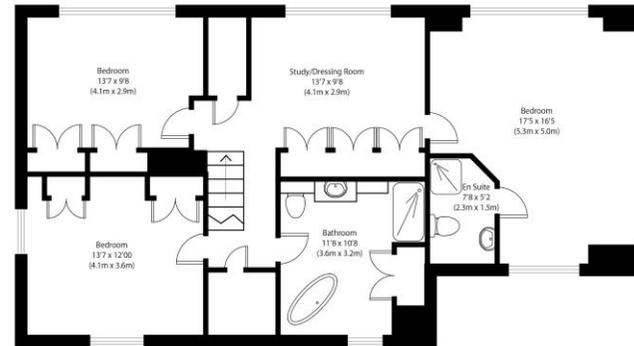


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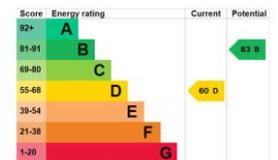
follow Fine & Country Colchester on



Ground Floor



First Floor



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