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Grange Road, Colchester, CO5 0UH

Offers in excess of £800,000

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Some more information

From the entrance door you're welcomed into the reception hall where stairs rise to the first floor and Oak doors give access to all three reception rooms along with kitchen breakfast room and ground floor cloakroom. Throughout the ground floor engineered oak flooring is laid, the property further benefits from air conditioning units in the kitchen and study to the ground floor with additional units in four of the five, first floor bedrooms, ensuring whatever the weather you can relax in comfort.

The sitting room has a bay window to the front overlooking the front garden, French doors leading out to the rear paved terrace and two further windows to either side of the central fireplace with timber surround, granite hearth and media wall TV unit above. The sitting room is fitted with decorative moulding panelling to the walls and a dropped head ceiling and fitted mood lighting. To the opposite side the formal dining room also has a bay window to the front elevation, acoustic panelling with integrated LED lighting. Beyond the study has a window to the side elevation and bespoke made library shelving units are installed. Double, half glazed doors lead in to the kitchen breakfast room which is fitted with a range of eye and base level cupboards and drawers beneath white quartz stone work-surfaces which include the central island. Appliances include full height fridge and separate full height freezer, double oven, integrated microwave, induction hob, extractor and dishwasher. The kitchen has a single side door and further French doors leading out to the paved terrace, further window to the rear and door to the utility room which is fitted with wall mounted gas central heating boiler and further kitchen unit beneath the work-surface and space for washing machine and tumble dryer.

To the first floor the central landing gives access to all five bedrooms, the principle bedroom one is as you would expect expansive in size with dual aspect window, fitted wardrobes. A door leads in to the en-suite shower, which is fitted with a shower enclosure low level W.C. and vanity wash hand basin. Bedroom two is also a good sized bedroom with window to the front elevation, fitted wardrobe and second en-suite shower room wish is also fitted with shower enclosure low level W.C. and vanity wash hand basin. Bedrooms three and four both double rooms, have windows to the front and rear, respectively whilst bedroom five currently used as a dressing room we understand has also been used as an occasional double bedroom with its window to the front. Completing the first floor accommodation is the four piece family bathroom comprising panel enclosed bath with hair wash shower attachment, low level W.C. vanity wash hand basin and separate shower enclosure.

Externally

To the front of the property the central paved pathway is flanked to either side by areas of lawn and continues around to the side where gated access is gained to the rear garden. The rear garden has a large area of paved terrace to the immediate rear of the property, which extends through to the rear where gated access is found to the off-street parking area, which has space for 4 vehicles and in turn leads to the double garage.

The balance of the garden is laid to lawn and enclosed by wood panel fences. The double garage has an electric sectional door to the front, power and light connected and further pedestrian door leads to the side at the rear and onto the paved terrace.

Location

Tiptree is one of the largest villages in England and is situated approximately 10 miles from Colchester and 7 miles from the historic quayside town of Maldon. Once part of a huge area of heathland that embraced 16 parishes, Tiptree can still boast the largest fragment of lowland heath in Essex. Tiptree has a busy shopping centre of small, individual shops and notable employers, including internationally famous Wilkin and Son jam makers. It is served by four primary schools and one comprehensive school, which is a centre of sporting excellence.

The nearby town of Maldon is located 7miles from the property with its historic quay, Maldon also offers several independent and national high street retailers as well as supermarkets and restaurants, as does Colchester which is a similar distance from the property. In addition the nearest mainline railway station is located at Kelvedon with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

Living Room

19'2" x 14'7" (5.84m x 4.45m)

Dining Room

12'9" x 14'9" (3.89m x 4.50m)

Kitchen/Breakfast Room

23'4" x 17'6" (7.11m x 5.33m)

Utility Room

7'1" x 9' (2.16m x 2.74m)

Study

10'4" x 11'9" (3.15m x 3.58m)

W.C

Bedroom One

23'4" x 17'6" (7.11m x 5.33m)

En-Suite Shower Room

Bedroom Two

18'5" x 14'9" (5.61m x 4.50m)

En-Suite Shower Room

Bedroom Three
13' x 14'7" (3.96m x 4.45m)

Bedroom Four
13' x 10'3" (3.96m x 3.12m)

Bedroom Five
8'11" x 10'7" (2.72m x 3.23m)

Bathroom
6'11" x 9'3" (2.11m x 2.82m)

Services
Council Tax Band - G

Local Authority - Colchester City Council

Tenure - Freehold

EPC - B

The property benefits from the addition of solar PV panels.

Balance of the 10 Year New Build Home Warranty.

Mains Electric
Gas Fired Heating (Underfloor wet system to ground floor)
Mains Water
Mains Drainage

Air Conditioning in 2 ground floor rooms and 4 bedrooms

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be of brick and block construction.

Accessibility Notice - The property does have step free access.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800 mbps (details obtained from Ofcom Mobile and Broadband Checker) – Oct 2026.

Mobile Coverage - It is understood that the mobile phone service is available from all four main providers (details obtained from Ofcom Mobile Checker) - Oct 2026.

Flooding from Surface Water – Very Low Risk
Flooding from Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Not data available
(details obtained from gov.uk long term flood risk search) - Oct 2026



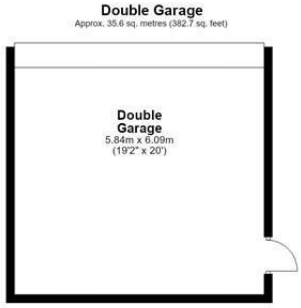








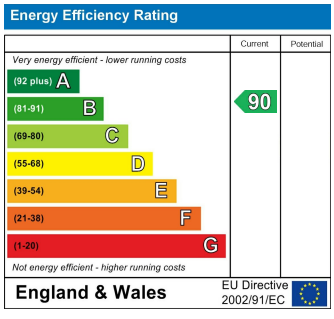


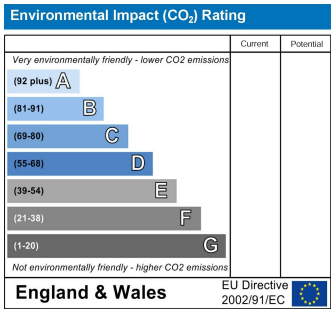


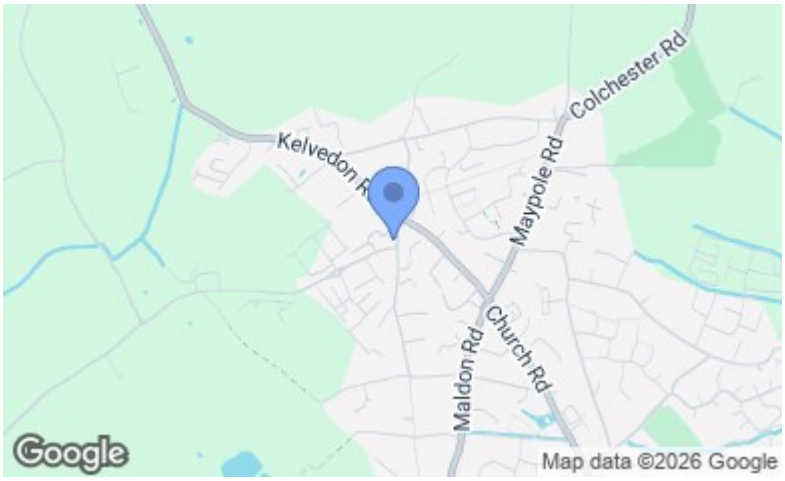
Total area: approx. 266.3 sq. metres (2866.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Grange Road, Tiptree







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The Property Ombudsman