

oakheart



£500,000

Guide Price

Kiltie Road, Tiptree, Colchester



Guide Price £500,000. - £525,000.

Situated within a premier residential enclave of Tiptree, this substantial five-bedroom detached family home perfectly balances refined luxury with everyday practicality. Far more than just a house, it is a versatile and welcoming sanctuary, thoughtfully designed for modern family living and effortless entertaining.

At the heart of the ground floor lies an impressive open-plan kitchen and dining space, creating a natural social hub for the home. Bathed in natural light, this expansive area flows seamlessly into a bright and generous

sunroom, ensuring a constant connection between cooking, dining, and relaxing. Whether supervising homework while preparing meals or hosting lively Sunday lunches, the open layout keeps everyone connected. Large windows frame views of the garden beyond, allowing indoor living to extend naturally into outdoor entertaining.

All five bedrooms are genuine doubles, offering excellent flexibility for families, guests, or home-office use. The principal bedroom is particularly impressive, measuring an exceptional 20'7" x 9'6" providing ample space for a private seating area or dressing vanity. The the luxurious ensuite shower room—at an expansive 12'7" x 6'6"—provides a spa-like retreat rarely found in family

homes.

Outside, the property continues to impress. The landscaped, split-level rear garden has been carefully designed to maximise both sunlight and usable space, with defined zones ideal for relaxation and entertaining. A standout feature is the purpose-built garden bar, creating the perfect setting for summer BBQs, celebrations, and evening drinks with friends.

This exceptional home offers generous proportions, thoughtful design, and outstanding entertaining spaces—making it a rare opportunity in one of Tiptree's most desirable locations.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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