



15 Green Lane, Tiptree , Essex CO5 0DE  
O.I.E.O £325,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

FOR SALE WITH NO ONWARD CHAIN! GROVE COTTAGE IS A CHARMING HOME BELIEVED TO DATE BACK TO THE 17th CENTURY WHICH BENEFITS FROM STUNNING PERIOD FEATURES INCLUDING HAND ROLLED CLAY TILES . This could be your chance to own a piece of local history. The property which has evolved over the years currently comprises Three First Floor Bedrooms which are serviced by a Five piece Family Bathroom. The extensive Ground Floor incorporates two substantial Reception Rooms in the form of the Sitting Room and Dining Room which both boast stunning character features including exposed beams and brick fireplaces. The remainder of the house consists of the the Kitchen/Breakfast Room and Ground Floor Shower Room.

Externally, the property benefits from a manageable Rear Garden with fish pond and a range of seating areas, an enclosed Front Garden and Parking on the Driveway which is in addition to the Garage.

The property is conveniently located close to the centre of the village with easy access to Grove Park, Thurstable School and Tiptree's extensive list of local amenities. Council Tax: B, EPC: F.

**Bedroom 15'4 x 11'11 (4.67m x 3.63m)**  
 Windows to front and rear, radiator.

**Bedroom 11'2 x 8'2 (3.40m x 2.49m)**  
 Window to rear, radiator.

**Bedroom/Study 12'8 max x 8'2 max (3.86m max x 2.49m max)**  
 Window to front, radiator, storage cupboard, door to:

**Bathroom 10'1 x 10'1 (3.07m x 3.07m)**  
 Window to front and rear, five piece suit comprising tiled shower unit, panelled bath, low level w.c. and bidet, heated towel rail.

**Landing**  
 Access to airing cupboard, stained glass window to side, stairs down to:

**Sitting Room 14'11 x 11'11 (4.55m x 3.63m)**  
 stained glass window to front, exposed beams, feature fireplace.

**Dining Room 12'4 x 10'1 (3.76m x 3.07m)**  
 Window to front, exposed beams, radiator, inglenook fireplace.

**Kitchen/Breakfast Room 14'8 x 11'4 (4.47m x 3.45m)**  
 Window to rear, range of units, butler sink, parquet flooring, skylight window to ceiling, gas fired AGA, exposed beams.

**Inner Hall 11'11 x 5'3 (3.63m x 1.60m)**  
 Access to storage cupboard, space and plumbing for washing machine, radiator, full length storage cupboard, radiator.

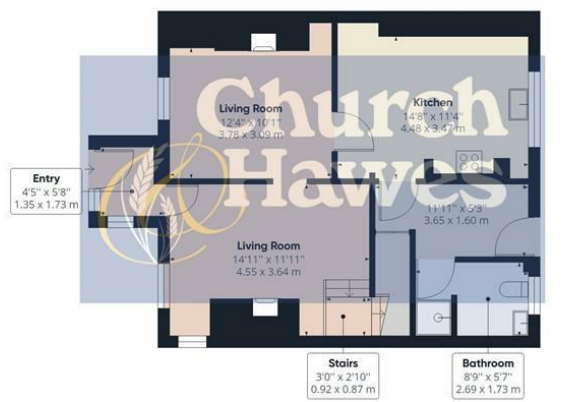
**Shower Room 8'9 x 5'7 (2.67m x 1.70m)**  
 Window to rear, dad rail, low level w.c., pedestal wash hand basin, tiled shower unit, radiator.

**Rear Garden**  
 Covered seating area, feature fish pond, timber shed, pergola, remainder laid to lawn, access into rear door of:

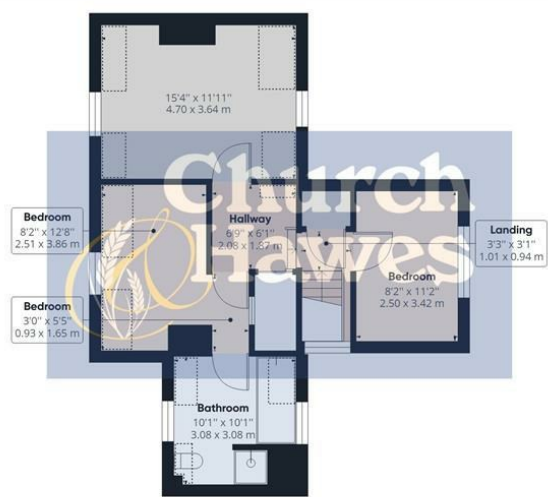
**Garage 24' x 11'4 (7.32m x 3.45m)**  
 Double timber door to front, power and light connected.

**Frontage**  
 Dwarf brick wall with metal detailing and gate to front, driveway parking.

**Agents Note**  
 These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1173.47 ft<sup>2</sup>  
 109.02 m<sup>2</sup>

**Reduced headroom**

83.89 ft<sup>2</sup>  
 7.79 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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