

Loamy Hill Road, Tolleshunt Major

CM9 8LS



CURTIS O'BOYLE

Sales & Lettings



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Guide Price **£900,000**

Set within an impressive 3.92-acre plot, this detached residence enjoys a wonderfully rural position in Tolleshunt Major, tucked away at the end of a secluded lane. The grounds offer a beautiful blend of formal gardens and natural woodland, all surrounded by open farmland, creating an exceptional sense of privacy and far-reaching countryside views.

The accommodation is arranged with two bedrooms and a shower room on the first floor. The ground floor provides generous living space, including a living room, separate dining room, and a fitted kitchen/breakfast room featuring an Aga. There are also two double bedrooms on the ground level, along with a family bathroom, boot/boiler room, and welcoming entrance hall.

Outside, the property benefits from two detached double garages, offering extensive parking and storage. Additional features include oil-fired radiator heating and double glazing throughout.

The property would now benefit from updating and modernisation, presenting an excellent opportunity for buyers wishing to personalise a home in a highly desirable countryside setting.

ENTRANCE HALL

LIVING ROOM
23' 8" x 11' 10" (7.21m x 3.61m)

DINING ROOM
19' 2" x 9' 2" (5.84m x 2.79m)

CONSERVATORY
11' 9" x 7' 10" (3.58m x 2.39m)

KITCHEN/BREAKFAST ROOM
13' 1" x 11' 11" (3.99m x 3.63m)

BOILER/BOOT ROOM
8' 4" x 6' 4" (2.54m x 1.93m)

INNER HALL

BATHROOM
7' 11" x 6' 9" (2.41m x 2.06m)

BEDROOM TWO
13' 8" x 11' 2" (4.17m x 3.4m)

BEDROOM THREE
11' 1" x 10' 3" (3.38m x 3.12m)

FIRST FLOOR LANDING

BEDROOM ONE
24' 3" x 15' 5" (7.39m x 4.7m)

BEDROOM FOUR
12' 5" x 11' 11" (3.78m x 3.63m)

SHOWER ROOM
6' 11" x 5' 2" (2.11m x 1.57m)



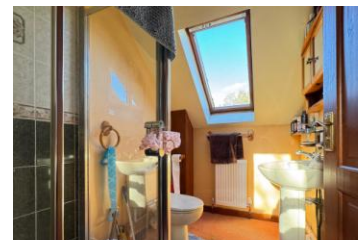
To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



TOTAL FLOOR AREA: 1862 sq.ft. (173.0 sq.m.) approx.

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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