



Southfields, Tillingham CM0 7FY  
Guide price £490,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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GUIDE PRICE £490,000-£510,000

Located in the picturesque village of Tillingham set in the idyllic Essex countryside and renowned for its village green and church.

The local amenities include a primary school, doctors surgery, two public houses/restaurants, shop and a park with a public toilet.

This four bedroom detached family house built in 2016 is offered to the highest standard throughout and has had quality additions internally and externally. The ground floor offers a spacious entrance hallway, cloakroom/w/c, Kitchen/breakfast room, dining room and spacious lounge with wood burner.

The first floor has four double bedrooms with the principal bedroom having an en-suite and a family bathroom.

Externally a generous West facing garden with an entertaining area pergola and hot tub (negotiable). The tandem garage has been part and very nicely converted to a bar/socialising room with double doors out onto a decked seating area and is also ideal for a changing area when using the hot tub. Own drive to the garage with power and light and external power points.

### Storm porch

Storm porch to the entrance door.

### Entrance hallway

Entrance door to a spacious hallway with Heron bone effect Amtico flooring, understairs storage cupboard, stairs to the first floor and radiator.

### Cloakroom/w/c/utility room

The cloakroom which is of a very good size has a close coupled w/c, wall mounted hand wash basin with splash back tiling and radiator. To one side there is a fitted base unit with solid wooden work surface and plumbing for washing machine. Tiled flooring, radiator and a double glazed window to the side.

### Kitchen/breakfast room

15'5 x 14'7

Double sliding doors open up into this superb room which is certainly the hub of the home. Fitted with an extensive range of modern eye level units, matching base units and drawers with quality solid wood work surfaces over. Integrated fridge/freezer, dish washer, inset electric hob with above extractor, built in

stainless steel oven and an inset one and a half sink. The vendor has also added a superb breakfast island again with solid wood work surface, cupboards and drawers below and stools to remain, tiled flooring and down lighting., radiator with decorative cover and a double glazed window and double glazed French doors with fitted blinds to the rear.

### Lounge

14'1 x 13'5

This is a lovely size room with an open fireplace and inset cast iron wood burner and hard wood mantle. Television point, radiator and double glazed window to the side, double glazed French doors to the rear garden with fitted blinds.

### Dining room/reception room

10'4 x 9'9

Another great size room and with the kitchen/breakfast room this is personal choice whether dining room/paly room or perhaps a large office/study.

Double glazed window to the front with fitted blind, television point and radiator.

### Landing

Loft access PLEASE NOTE we understand this is a very large area with good height and neighbouring properties subject to planning have converted into this space. Airing cupboard with pressurised water tank, radiator and a velux ceiling window to the front.

### Bedroom one en-suite

13'6 x 11'5

All the bedrooms are good size double rooms and this being the main room has built in wardrobes to one wall, radiator and television point. Double glazed window to the rear with fitted blind and door to the en-suite.

En -suite Tiled flooring and majority tiled walls, walk in shower cubicle, close coupled w/c and hand wash basin and heated white towel rail. Down lighting, shaver point, expel air and a double glazed window to the side.

### Bedroom two

10'5 x 10'5

Another double room with plenty of space for free standing or fitted wardrobes, radiator, television point and a double glazed window to the front looking over to fields with fitted blind.

### Bedroom three

11'5 x 8'8

Double room with a double glazed window to the rear with fitted blind, television point and radiator.

### Bedroom four

10'4 x 8'9

Finally the fourth and final bedroom and still a good size double. Double glazed window with fitted blind looking on to open fields, television point and radiator.

### Bathroom

Tiled flooring and part tiled walls, walk in shower cubicle, panelled bath with shower attachment and taps, pedestal hand wash basin and a close coupled w/c. White heated towel rail, down lighting and a velux style window to the rear.

### West facing rear garden

The property has a generous size garden West facing to enjoy the sunny days and with close board fenced boundaries, these have been extended with trellis and screening making the garden nice and private.

Commencing with a patio area and outside water tap, side gate to the drive and the main garden being neatly laid to lawn. To the rear there is a pergola and decking with a hot tub which can be negotiated separately. To the side of this is a further sun decked entertaining area with power points, this fronts on to the part converted garage area, into a superb bar and socialising room which is insulated and plastered with down lighting and also has double glazed double doors to the rear. PLEASE SEE PHOTOGRAPHS.

### Drive to garage

The driveway has parking for multiple vehicles and external power sockets, to with up and over door power and light.

### Front garden

The front garden is part lawn and planted border with a part hedged boundary.



GROUND FLOOR



1ST FLOOR



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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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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