



South Street, Southminster CM0 7TH  
£389,995

To view this property call  
01621 734300

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



## The accommodation comprises

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Located in the semi rural village of Tillingham which offers two public houses/restaurants, a village shop, There is both pre school primary school and doctors surgery. The village is well known for its picturesque village green and church and also has a playing field which holds many events and sports.

They say looks can be deceiving and this semi detached character cottage scores a ten for exactly that reason.

We recommend paying particular attention to the photography and video tour, to fully appreciate what this delightful and extremely deceptive cottage has to offer.

The ground floor offers a cosy front sitting room, scullery, cloakroom/w/c and a very spacious lounge with open fireplace, leading to an even more impressive kitchen/breakfast room which is open plan to the summer room.

The first floor offers three excellent size bedrooms and a family bathroom.

Externally the cottage has a large secluded rear garden 59 ft x 46 ft and a separate courtyard 28 ft x 11 ft. In addition to this the property has the benefit of its own driveway that runs along the adjoining cottage with double gates and space for multiple vehicles leading to a garage that also has a gym area to the rear.

### Entrance /sitting room

9'1 x 8'9

A versatile room whether a sitting room, play room or reception room of your choice. Exposed wooden floorboards, open fireplace with shelving to either side, radiator and a double glazed window to the front.

### Scullery/utility room

9'1 x 8'9

This is an excellent space exposed wooden flooring, butler style sink and solid wooden work surfaces, double cupboard to one side, plumbing for washing machine and tumble dryer below. Double glazed window to the rear, stairs to the first floor landing with an under cupboard.

### Cloakroom/w/c.

Comprising of a close coupled w/c, hand wash basin and expel air.

### Lounge

20'3 x 11'3

Quality fitted Herringbone wood effect flooring to this excellent size room that has an open fireplace (currently capped) with fitted cupboards to either side. The room has a warm and welcoming feel with a second fireplace recess, radiator, television point and double glazed windows to the front and side.

### Open plan kitchen/breakfast room & summer room.

26'4 x 10'9

This is a superb room and certainly the hub of the home, great for entertaining or family gatherings. The kitchen has been typically presented to suit the cottage and some of the units are free standing, butler style sink with solid wood work surfaces space for oven and plumbing for dish washer. There is then space for a large family table and chairs and open to a summer seating area/room which has a high ceiling with two velux style windows and three double glazed windows to the side as well as double glazed French doors to the rear and all bringing bags of natural light into this lovely open plan living space.

### Landing

Landing with built in book shelves and Herringbone wood effect flooring.

### Bedroom one

11' x 9'9

This is a lovely bright and airy room with a large walk in wardrobe, PLEASE NOTE this backs the bathroom and there is potential subject to advice to add a small en-suite. Double glazed window to the front and radiator.

### Bedroom two

12 x 9'1

Quality fitted engineered American Black Walnut flooring to this generous double room, radiator, loft access and a double glazed window to the rear.

### Bedroom three

9'8 x 8'7

Once again this a good size double room with a recess/cupboard space above the stairs, radiator and a double glazed window to the rear.

### Bathroom

Nicely fitted with a free standing ball and claw bath

with taps and and fitted shower, pedestal hand wash basin and close coupled w/c, fire place recess and part exposed brick work, white heated towel rail and double glazed window to the front.

### Rear garden

59 ft x 46 ft

The cottage has a lovely private and large garden with a variety of trees including, fig, olive, apple and walnut. The main garden is laid to lawn and well established with plants and shrubs. There is a side gate to the drive, courtesy door to the garage and to the rear of the garage a small gym area or office. To the side of the kitchen there is a courtyard laid to patio with an outside water tap 28 ft x 11 ft with an attached outside w/c PLEASE NOTE potential here subject to consents required to extend.

### Garage

16'7" x 8'11"

### Gym

8'6" x 8'11"



#### Consumer Protection from Unfair Trading Regulations 2008.

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) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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