

Paul Mason Associates



South Street, Tillingham, CM0 7TB  
Offers in excess of £500,000

- Detached Four Bedroom Cottage

- Village Location

- Impressive Open Plan Kitchen/Dining Room

- Three Reception Rooms

- Utility Room & Cloakroom

- Two Re-Fitted Bathrooms

- Secluded Rear Garden

- Off Road Parking For Numerous Vehicles

- Triple Garage/Workshop

- EPC - Exempt

This charming detached grade II listed four bedroom cottage has been renovated to a high standard by the current owners. The property is located in the heart of Tillingham, which is a small village within the Dengie Peninsula with the closest town being Burnham-On-Crouch which is approximately 8 miles. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which date back to the 15th century and two chapels. The village also benefits from a primary school, doctors, bowls club and a variety of shops. Being part of the Dengie Hundred which is bounded by the River Blackwater and the River Crouch, the village also has footpaths throughout providing pleasant walks.

The house offers generous accommodation over two floors with the ground floor consisting of a beautiful re-fitted country style 'L' shaped Kitchen/Breakfast room, dining room with Inglenook fireplace, lounge, with another Inglenook open fireplace, study/snug, utility room, cloakroom and a re-fitted ground floor family bathroom.

On the first floor there are four double bedrooms and a modern re-fitted shower room. Externally there is driveway with parking for numerous vehicles to the front with remainder laid to lawn. The rear garden commences a large patio seating area with the remainder mainly laid to lawn. There is a triple detached garage/workshop with power and lighting connected and also additional parking to the rear of the property. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



## Distances

## ACCOMMODATION

### GROUND FLOOR

#### Storm Porch

Entrance door to front.

#### Open Plan Kitchen/Diner

6.8m x 5.5m (22'3" x 18'0")

Windows to front, rear and side.

Wooden entrance door to side. Inset spotlights. Exposed beams and studwork. Open brick fireplace. Built in storage cupboard. Stairs to first floor (landing two). Tiled flooring. Radiator. Wooden door to rear garden.

The kitchen area comprising units fitted to eye and base level with stone effect work surfaces.

Matching upstands. Inset sink and drainer. Integrated four ring hob with extractor hood over, double oven and dishwasher. Space for fridge-freezer. Doors to :-

#### Ground Floor Family Bathroom

2.7m x 1.8m (8'10" x 5'10")

Window to rear. Re-fitted three piece suite comprising roll top bath with attachments, low level WC and pedestal wash hand basin. Tiled walls.

#### Dining Room

3.9m x 3.0m (12'9" x 9'10")

Sash window to front. Exposed beams and studwork. Inglenook fireplace with inset log burner and oak mantelpiece. Tiled flooring. Radiator.

#### Hallway

Wooden entrance door to front. Inset spotlights. Exposed studwork. Stairs to landing one. Storage cupboard. Tiled flooring. Doors to :-

#### Lounge

4.1m x 3.6m (13'5" x 11'9")

Sash window to front. Exposed beams and studwork. Inglenook fireplace with oak mantelpiece. Tiled flooring. Radiator.

#### Study/Reception Room Three

2.8m x 2.8m (9'2" x 9'2" )

Wooden door leading to rear garden. Exposed studwork. Tiled flooring. Radiator. Door to :-

#### Utility Room

2.8m x 2.0m (9'2" x 6'6")

Obscure wooden window to rear. Units fitted to eye and base level with stone effect work surfaces and inset sink with drainer. Space for washing machine and dryer. Inset spotlights. Tiled flooring. Radiator. Door to :-

#### Cloakroom

WC. Inset spotlights. Tiled flooring.

### FIRST FLOOR

#### Landing One

Sash window to front. Exposed beams and studwork. Inset spotlights. Exposed brickwork. Storage cupboard. Stairs to ground floor. Doors to :-

#### Bedroom One

3.9m x 2.4m (12'9" x 7'10")

Sash window to front. Exposed beams and studwork. Radiator.

#### Family Bathroom

Refitted three piece suite comprising walk in shower cubicle, vanity wash hand basin and low level WC. Storage cupboard. Part tiled walls. Exposed beams and studwork. Exposed brickwork. Heated chrome towel rail.

#### Landing Two

Stairs to ground floor. Storage cupboard. Doors to :-

#### Bedroom Two

3.0m x 3.0m (9'10" x 9'10")

Sash windows to front. Build in wardrobes. Radiator.

#### Bedroom Three

3.5m x 3.0m (11'5" x 9'10" )

Sash windows to front. Radiator.

#### Bedroom Four

3.1m x 3.0m (10'2" x 9'10")

Dual aspect windows to rear and side. Radiator.

### EXTERIOR

#### Rear Garden

Large patio seating area with the remainder laid to lawn with various trees and shrubs. Block paved seating area. Fenced to boundaries. Outside lighting. Double wooden gates leading to frontage. Outside tap.

#### Frontage

#### Double Garage/Workshop

5.0m x 4.0m (16'4" x 13'1" )

Power and light connected. Double wooden doors.

#### Single Garage

5.0m x 2.2m (16'4" x 7'2" )

Power and light connected. Wooden door.

#### Workshop

3.4m x 2.3m (11'1" x 7'6" )

Power and light connected. Wooden door.

#### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District Council

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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