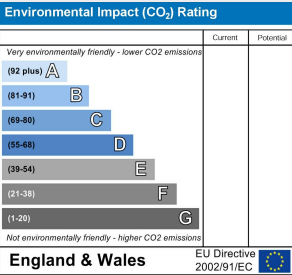
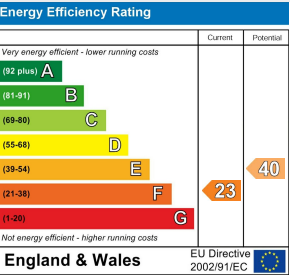


Paul Mason Associates



South Street, Tillingham, CM0 7TJ
Guide price £450,000

- Detached Four Bedroom Cottage
- Driveway
- Generous Rear Garden
- Lounge With Feature Log Burner
- Two Reception Rooms
- Four Double Bedrooms
- Stunning Re-Fitted Four piece suite
- Potential Annex In The Rear Garden Subject to Planning Permission
- Period Features
- EPC - F



GUIDE PRICE £450,000 - £475,000.....This well presented four bedroom detached cottage is located in the picturesque village of Tillingham, which is located 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 accommodation comprises a lounge, dining room, fitted kitchen, utility room/hallway leading to bedroom four/reception room and a shower room. To the first floor there is a landing providing access to bedroom one and two further double bedrooms as well as a stunning re-fitted four piece bathroom suite.

To the rear, there is a large garden which is mainly laid to lawn with a variety of trees and shrubs, and benefits from a decked seating area to the front with various outbuildings, one which was previously a garage so has the potential to be converted back or made into a potential annex. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



ACCOMMODATION

GROUND FLOOR

Lounge

6.6m x 3.7m (21'7" x 12'1")

Dining Room

3.7m x 3.1m (12'1" x 10'2")

Kitchen

3.7m x 3.5m (12'1" x 11'5")

Inner Hallway/Utility Room

3.9m x 2.2m (12'9" x 7'2")

Shower Room

1.7m x 1.6m (5'6" x 5'2")

Bedroom Four

3.5m x 2.6m (11'5" x 8'6")

FIRST FLOOR

Landing

4.0m x 1.0m (13'1" x 3'3")

Bedroom One

3.8m x 3.1m (12'5" x 10'2")

Bedroom Two

3.6m x 3.2m (11'9" x 10'5")

Bedroom Three

3.5m x 2.9m (11'5" x 9'6")

Family Bathroom

3.7m x 2.8m (12'1" x 9'2")

EXTERIOR

Workshop/Garage

6.7m x 3.2m (21'11" x 10'5")

Outbuilding

Rear Garden

Frontage

Driveway

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon Council

Viewings

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

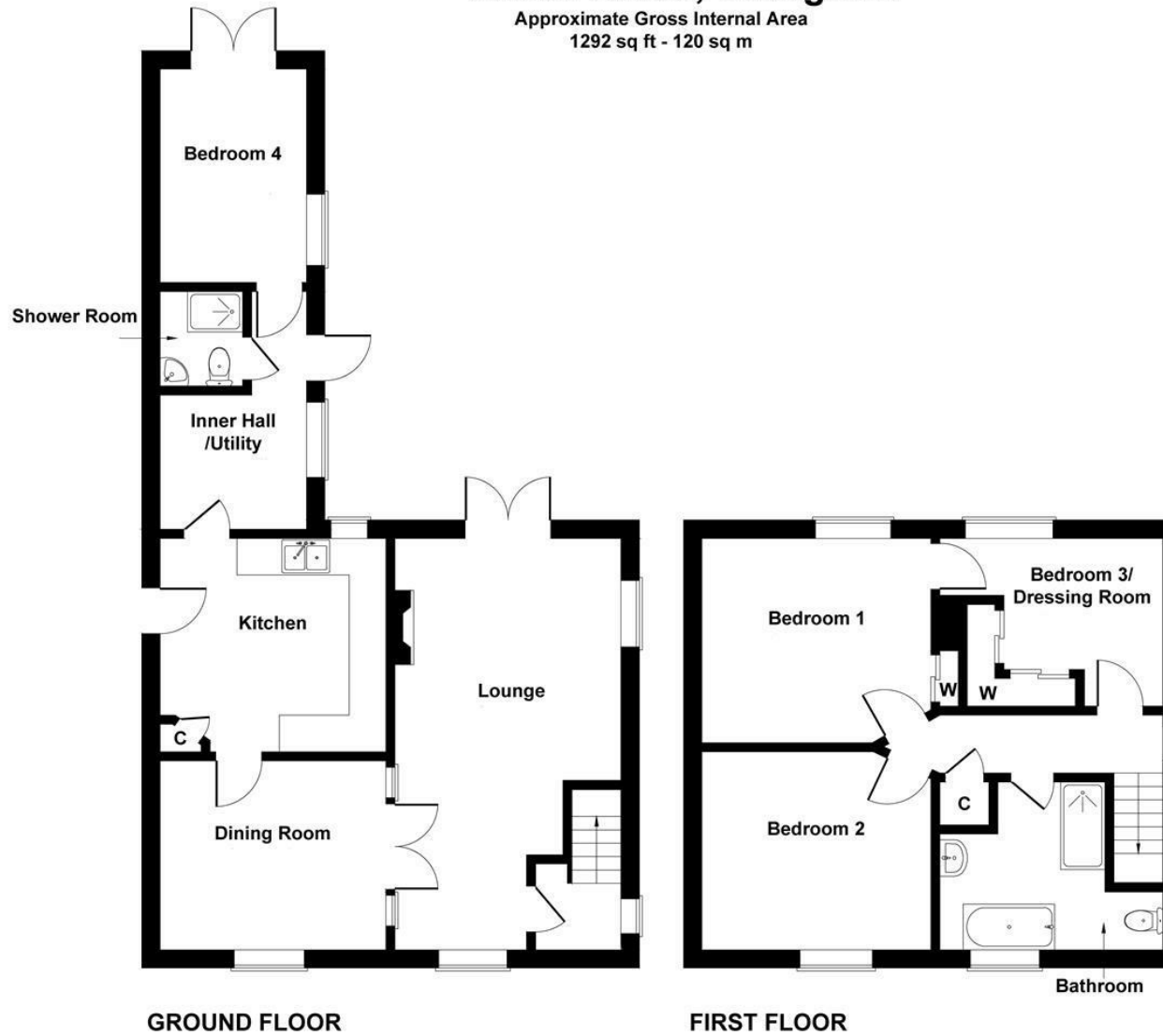
Important Notices

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.

South Street, Tillingham

Approximate Gross Internal Area
1292 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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