

Paul Mason Associates



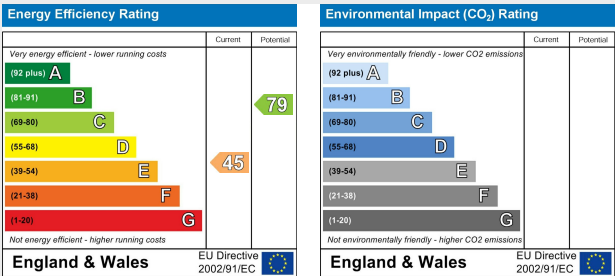
South Street, Tillingham, CM0 7TJ
Offers in excess of £300,000

- Stunning Improved & Extended Character Cottage
- Spacious Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Re-Fitted Utility Room
- Lounge With log Burner
- Two Double Bedrooms With Fitted Wardrobes
- Home Office/Entertainment Room To The Rear Of The Garden
- West Facing Rear Garden
- Walking Distance To Pubs, Shop & School
- EPC - E

This charming well-presented extended two bedroom semi-detached cottage dating back to 1876 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 countryside walks.

The accommodation comprises access from side entrance door leading to a spacious dining room area with velux windows, a re-fitted kitchen with a vaulted ceiling, utility room which benefits from re-fitted navy blue units and access to the rear garden via two French doors, a lounge to the front with Amtico herringbone flooring and a beautiful feature redbrick fireplace with inset multi fuel log burner. To the first floor there is a landing providing access to bedroom one with two fitted wardrobes and a further double bedroom with a fitted wardrobe.

To the rear, there is a secluded garden which is mainly laid to lawn with a variety of trees and shrubs, and benefits from a large composite decked seating area to the front with various outbuildings, one which is currently being used as a home office/entertainment room. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



ACCOMMODATION

GROUND FLOOR

Dining Room

3.2m x 2.6m (10'5" x 8'6")

Entrance door to side. Velux window to side. Solid oak flooring. Stairs to first floor. Two storage cupboards. Vertical radiator. Opening to :-

Kitchen

4.6m x 1.9m (15'1" x 6'2")

Double glazed window to side. Re-fitted country style kitchen with extensive range of matching wall and base mounted storage units and drawers. Wood effect work surfaces with inset single bowl/single drainer composite sink unit. Built-in four ring electric hob with extractor over, built-in Neff oven, integrated fridge and freezer. Inset spotlights. Part tiled pink walls. Arch leading to:-

Utility/Sun Room

2.8m x 2.3m (9'2" x 7'6")

Double glazed French style doors opening onto rear garden. Double glazed window to side. Re-fitted navy blue units with space for washing machine and tumble dryer.

Inset spotlights. Tiled flooring.

Vertical radiator. door to:

Family Bathroom

2.9m x 1.3m (9'6" x 4'3")

Re-fitted bathroom with obscure double glazed window to side. Three piece suite comprising panelled bath with mixer tap, dual function shower over and sliding glass screen. Vanity wash hand basin with storage below. Close coupled W/C. Vaulted ceiling with inset spotlights. Fully tiled walls and flooring. Vertical radiator.

Lounge

4.4m x 3.2m (14'5" x 10'5")

Part obscure glazed door to front. Double glazed window to front with fitted wooden shutters. Exposed brick fireplace with inset multi fuel burner. Amtico herringbone flooring. Radiator.

First Floor

Landing

Double glazed window to side. staircase down to ground floor. Doors to:

Bedroom One

4.4m x 3.2m (14'5" x 10'5")

Double glazed window to front with fitted wooden shutters. Two built in wardrobes. Radiator.

Bedroom Two

3.2m x 2.5m (10'5" x 8'2")

Double glazed window to rear. Built in storage cupboard. Access to loft space. Radiator.

Exterior

Home Office/Entertainment Room

French doors to front. Two windows to front. Inset spotlights. Wood effect flooring.

Rear Garden

Commencing with large composite decked seating area leading to remainder which is mainly laid to lawn with raised beds and borders. Access to home office/entertainment room and timber storage shed. External cold water tap. Outside lighting. Side access gate leading to:

Frontage/Side

Part to side of cottage leading to side entrance door with side access gate into rear garden.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District Council

Agent Note

Under Section 21 of the 1979 Estate Agents Act, we must declare that the vendor of this property is an employee of Paul Mason Associates.

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.





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

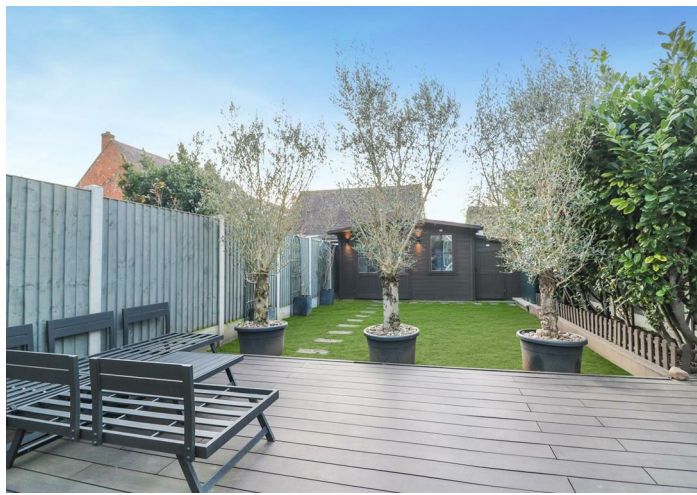
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

