

Paul Mason Associates



Bradwell Road, Tillingham, CM0 7SP

Guide price £550,000

- No Onward Chain
- Approx. 2.7 Acre Plot & Two Stables Plus Tack Room
- Kitchen/Dining Room
- Character Features Throughout
- Three Double Bedrooms
- Family Bathroom
- Brick built Home Office/Gym
- Stunning Countryside Views
- Approx. 5.9 Miles to Train Station
- EPC - Exempt

No Onward Chain....Guide Price £550,000 - £575,000 - This unique three double bedroom character property boasts a wealth of charm throughout and sits on a plot of approximately 2.7 acres, ideal for equestrian use with the added benefit of two stables and a tack room.

Located in the village of Tillingham, which is a small village within the Dengie Peninsula which is bounded by the River Blackwater and the River Crouch, with the closest town being Burnham-On-Crouch which is approximately 8 miles from Tillingham. The village is clustered around the historic centre which has been designated as a conservation area. There are two public houses which dates back to the 15th century and the Church of St Nicholas which dates back to the 13th century. The village also benefits from a primary school, variety of shops, hairdressers, doctors, post office, a local recreational park, outdoor gym and sports clubs including cricket, football and bowls. The local village of Southminster has a train station which is located just 4.5 miles from the centre of Tillingham. the village also has idyllic footpaths throughout providing pleasant walks.

The grade II listed cottage benefits from three double bedrooms to the first floor. The ground floor comprises an entrance porch, generously sized kitchen/dining room, a three piece bathroom suite and a lounge to the rear.

Externally, as well as a stable block, the property also has a home office/gym and a driveway providing off road parking for numerous vehicles. Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

2.0m x 2.0m (6'6" x 6'6")

Kitchen/Breakfast Room

8.3m x 2.8m (27'2" x 9'2")

Bathroom

Lounge

5.1m x 4.3m (16'8" x 14'1")

FIRST FLOOR

Landing

Bedroom One

4.5m x 3.5m (14'9" x 11'5")

Bedroom Two

5.6m x 3.3m (18'4" x 10'9")

Bedroom Three

3.3m x 3.2m (10'9" x 10'5")

EXTERIOR

Approx. 2.7 Acre Plot

Stable One

Stable Two

Tack Room

Home Office

4.4m x 2.7m (14'5" x 8'10")

Garage/Gym

3.9m x 3.7m (12'9" x 12'1")

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Cesspit

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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