



Mark Road, Bradwell Road, Tillingham, CM0 7SP
Price £550,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****PRICE GUIDE £550,000 TO £600,000**NO ONWARD CHAIN****

Offering a simply stunning position within it's wonderful 2.7 acre overall plot (stls) is this charming Grade II Listed cottage. The property offers facilities ideal for equestrian enthusiasts with extended panoramic countryside views to all aspects as well as those looking for a retreat nestled in the countryside. The property offers origins believed to date back to the 16th/17th Century and offers a wealth of character throughout that one would expect from a property of this ilk while it has also been tastefully modernised throughout, yet retaining the aforementioned charm and character.

The property's position offers an ideal location for lovers of nature and an outdoor lifestyle with birdlife neighbours that include Barn Owls, Kestrels, Sparrow Hawks and Buzzards. In spite of its secluded setting, recently installed high speed fibre broadband in the area provides excellent home office working facilities and the railway station of Southminster with links to the Crossrail and London Liverpool Street is only a 15 minute drive away.

The property also offers deceptively spacious living accommodation commencing with a generously sized entrance porch leading to an impressive refitted kitchen/breakfast room, family bathroom and main reception/living room. The first floor then offers a corridor landing leading to three well proportioned double bedrooms. All of this spacious living accommodation is complimented by an array of character features including exposed beams, high ceilings and original doors.

Viewing this property is a must to fully appreciate the position, land, charm and character on offer with this most unique property.

VILLAGE OF TILLINGHAM:

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on

the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Approx. Gross Internal Floor Area - 1333 Sq ft / 124 Sq M
 Outbuildings - 788 Sq ft / 73 Sq M



