

North Street, Tillingham , Essex CM0 7ST

Guide price £800,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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Lime Tree Cottage – Detached Family Home with Self-Contained Annexe

Lime Tree Cottage is a substantial detached family home with a spacious self-contained annexe, set within a generous plot of approximately 1/5 of an acre in the picturesque village of Tillingham. Offered with NO ONWARD CHAIN, this versatile property provides an excellent opportunity for family and multi-generational living, with a wealth of accommodation and impressive outdoor space.

The main house comprises four bedrooms, a family bathroom, separate shower room, living room, kitchen/diner, cloakroom and utility room, offering well-proportioned and practical accommodation for modern family life.
The impressive self-contained annexe provides an additional three double bedrooms, en-suite, living room and kitchen/diner, making it ideal for extended family, guests or those requiring independent living accommodation.

Outside, the property occupies a generous plot with ample off-road parking and a beautifully landscaped garden, providing an attractive and versatile space for relaxing, entertaining and family activities.

Situated in the charming village of Tillingham, Lime Tree Cottage combines a peaceful village setting with exceptionally flexible accommodation. The combination of a four-bedroom main home, substantial three-bedroom annexe, generous grounds and NO ONWARD CHAIN makes this a particularly rare and appealing property.







FIRST FLOOR:

LANDING:
Doors to:

BEDROOM 1: 13'3 x 12' (4.04m x 3.66m)

BEDROOM 2: 12' x 10'2 (3.66m x 3.10m)

BEDROOM 3: 9'9 x 9'6 (2.97m x 2.90m)

SHOWER ROOM:

ANNEXE BEDROOM 3:

GROUND FLOOR:

ENTRANCE DOOR:

DINING ROOM:

KITCHEN/BREAKFAST ROOM: 13'3 x 12' (4.04m x 3.66m)

STORAGE ROOM: 7'4 x 6'10 (2.24m x 2.08m)

CLOAKROOM:

BEDROOM: 8'4 x 7'4 (2.54m x 2.24m)

LAUNDRY ROOM: 9' x 7'4 (2.74m x 2.24m)

SITTING ROOM: 14'8 x 12' (4.47m x 3.66m)
Door through to Annex.

LOBBY:

BATHROOM:

ANNEXE KITCHEN/DINER: 15'9 x 14'1 (4.80m x 4.29m)

ANNEXE BATHROOM:

ANNEX LIVING ROOM: 16'8 x 11'7 (5.08m x 3.53m)

ANNEXE BEDROOM 1: 11'10 x 10'4 (3.61m x 3.15m)

EN-SUITE:

ANNEXE BEDROOM 2: 11'10 x 8'6 (3.61m x 2.59m)

EXTERIOR:
Rear garden sectioned off into two parts, with the annex having it's own private garden area. Large hard standing area to side of main property providing off road parking for several vehicles with additional parking for the annex.

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 NOTE:
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

COUNCIL TAX BAND:
Tax Band D.




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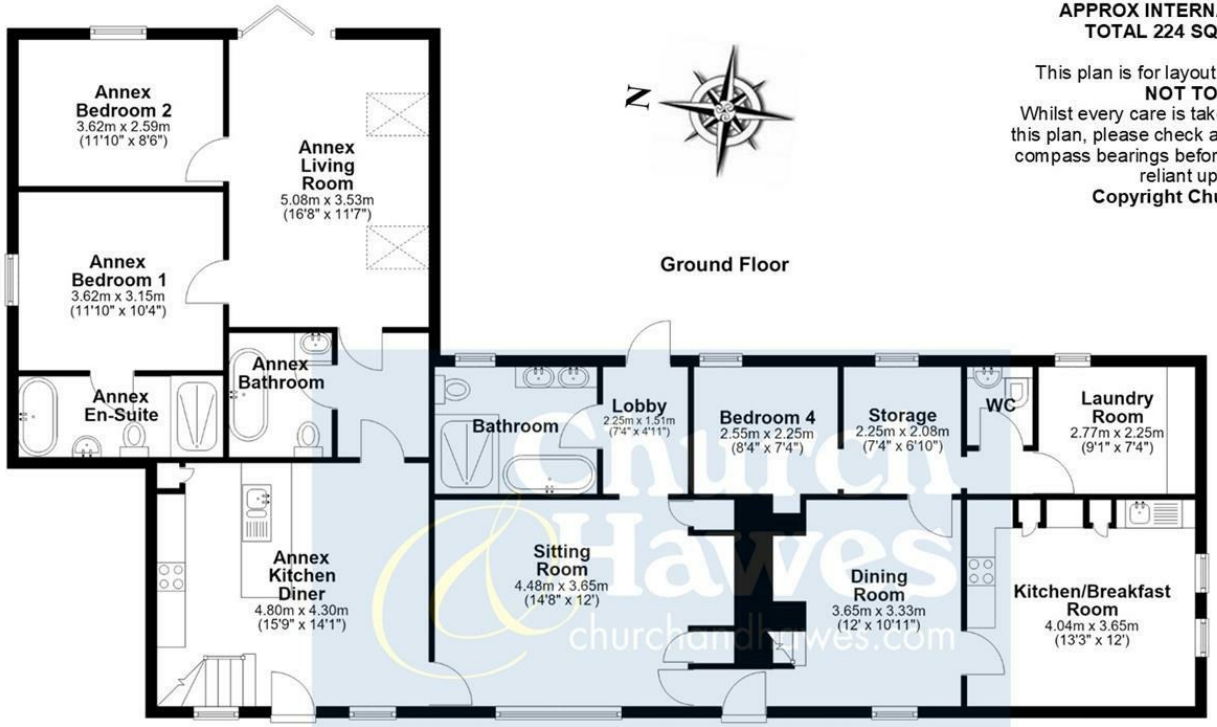

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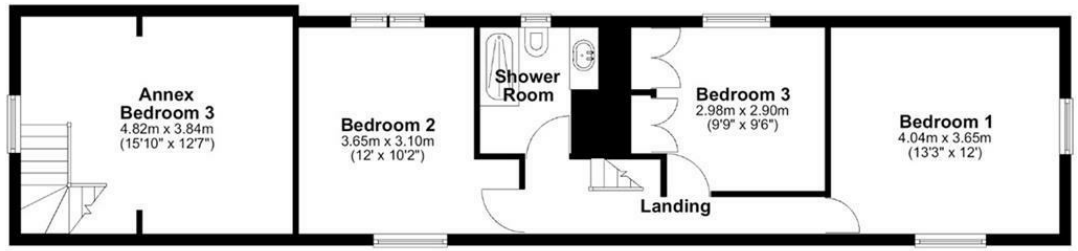

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APPROX INTERNAL FLOOR AREA
TOTAL 224 SQ M 2408 SQ FT

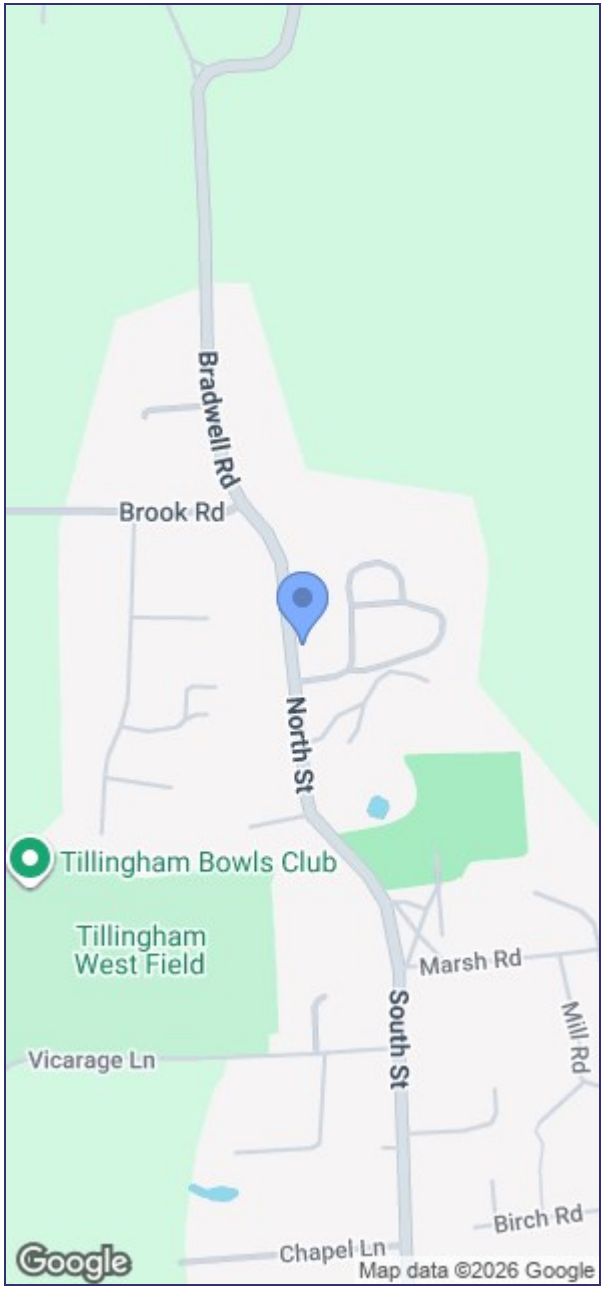
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