



**dmg**  
DAVID MARTIN  
ESTATE AGENTS  
TENTERIDGE

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GROUP

**Wycke Lane**  
Tollesbury, CM9 8ST

**Guide Price £725,000 - £750,000**  
EPC Rating 'E'

- Detached Four Bedroom Character Property
- Three Reception Rooms
- Set On a Plot of Approx 1/2 Acre
- Far Reaching Estuary Views





## Property Description

David Martin Estate Agents are delighted to offer this individual character property set on a plot of approximately half an acre with stunning estuary views in the sought-after village of Tollesbury, close to local shops, amenities, and within a ten-minute walk of the marina. The home offers versatile accommodation including an entrance hall, first-floor lounge with estuary views, dining room, kitchen, conservatory, two bedrooms, family bathroom, storeroom, first-floor master bedroom with door to a fourth bedroom or dressing room, and a potential annex with adjacent shower room. Externally, there is a driveway with ample parking leading to a double carport and a well-established rear garden backing onto farmland. This property combines character, space, and location, and viewing is strongly recommended to fully appreciate all it offers.





## ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall with stairs rising to lounge, radiator, tiled floor, fully glazed door to rear.

## FIRST FLOOR LOUNGE

24' 06" x 24' 03" Maximum measurements. (7.47m x 7.39m) A spacious and bright living room with vaulted ceiling, being well lit by windows to rear and side aspect with far reaching estuary views, fitted storage cupboards, the room features an oil fired log burner effect fire, wooden flooring.



## DINING ROOM

20' 10" x 12' (6.35m x 3.66m) Stairs rising to first floor landing, wooden floorin, radiator, window to side aspect, archway to kitchen, fully glazed double doors to:

## CONSERVATORY

20 ' x 17' (6.1m x 5.18m) Max Measurement L shape room Being well lit by windows to rear and side aspect and fully glazed doors to rear, two radiators, tiled floor, fitted storage cupboard housing oil fired boiler, plumbing for washing machine and pine dresser.

## KITCHEN

10' x 10' (3.05m x 3.05m) Comprehensively fitted with a range of units comprising of twin bowl 'Franke' sink unit inset to composite worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Integrated 'Neff' electric hob, double oven and dishwasher which we understand from the vendor are to remain, splash tiling, windows to rear and side aspect.





#### INNER HALLWAY

Door to:

#### BEDROOM TWO

14' 2" x 10' (4.32m x 3.05m) Being well lit by bay window to side aspect and window to front, radiator.



#### BEDROOM THREE

12' x 10' (3.66m x 3.05m) Window to side aspect, fitted double wardrobe, radiator.

#### STORE

6' 6" x 6' (1.98m x 1.83m) Window to side aspect, airing cupboard.

#### FAMILY BATHROOM

8' 6" x 8' (2.59m x 2.44m) Stylish white suite comprising of free-standing bath, pedestal wash hand basin, low flush WC, wet room shower, tiled floor, fully tiled walls, heated towel rail, window to side aspect.

#### BEDROOM ONE

23' x 11' 5" (7.01m x 3.48m) Sloping Ceiling, window to rear aspect and sky light window to side, eaves storage cupboard, door to:

#### BEDROOM FOUR/DRESSING ROOM

11' 4" x 10' (3.45m x 3.05m) Sloping Ceiling Window to side aspect, storage cupboard, fitted wardrobe.

#### ANNEX/SITTING ROOM

24' x 18' (7.32m x 5.49m) A spacious room with potential for self-contained annex being well lit by two windows to front aspect, radiators, window to side and patio door to rear aspect, kitchen area with double sink unit inset to base units.

#### SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, fully tiled walls, tiled floor, heated towel rail, window to side aspect.





## OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs, with turning gravel driveway providing ample parking leading to double carport providing storage and additional parking, pedestrian access to rear garden.

## REAR GARDEN

Being well enclosed by fencing and hedge borders the garden is laid to lawn with flower beds and shrubs, with paved patio to the rear of the property, storeroom housing second oil fired boiler. The vendor has advised us that the summer house with power and light and wooden storage sheds are to remain.

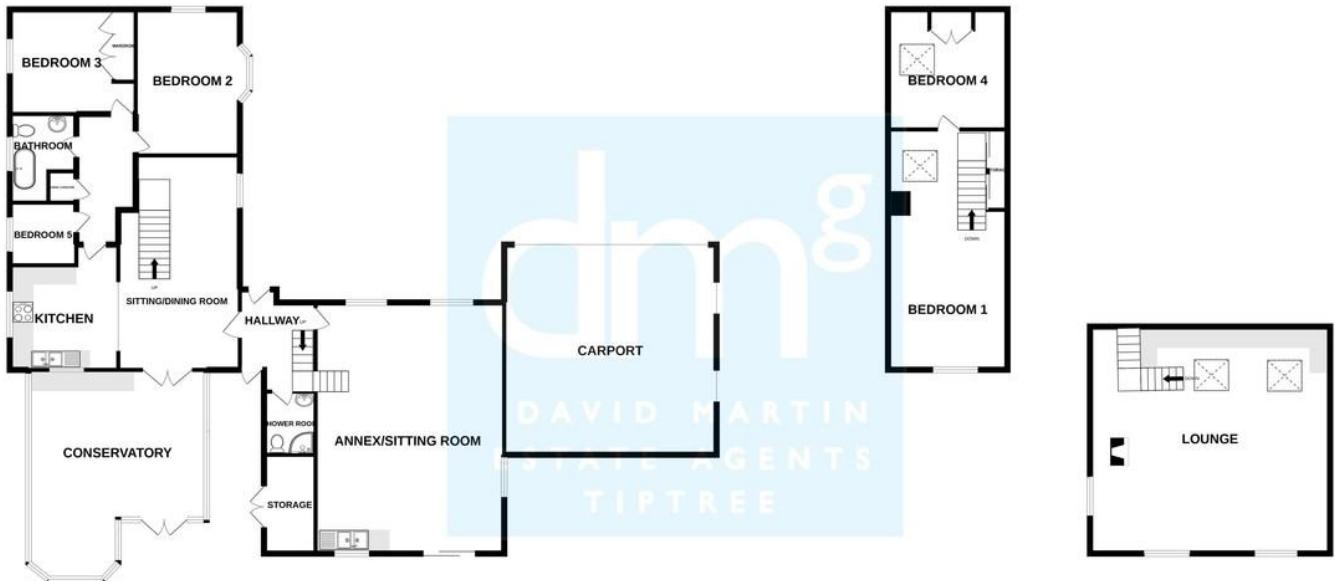
## AGENTS NOTE

Viewing is highly recommended to appreciate the space and character that the property offers and the gardens and aspect that the property enjoys.

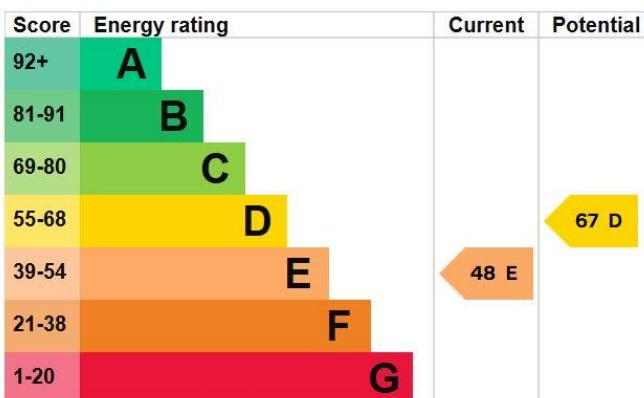


## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

[www.dmgtiptree.co.uk](http://www.dmgtiptree.co.uk)  
[tiptree@dmgtiptree.co.uk](mailto:tiptree@dmgtiptree.co.uk)  
 01621 815815

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