



Beckingham Street, Tolleshunt Major , Essex CM9 8LL  
Price £475,000

**Church & Hawes**

Est. 1977

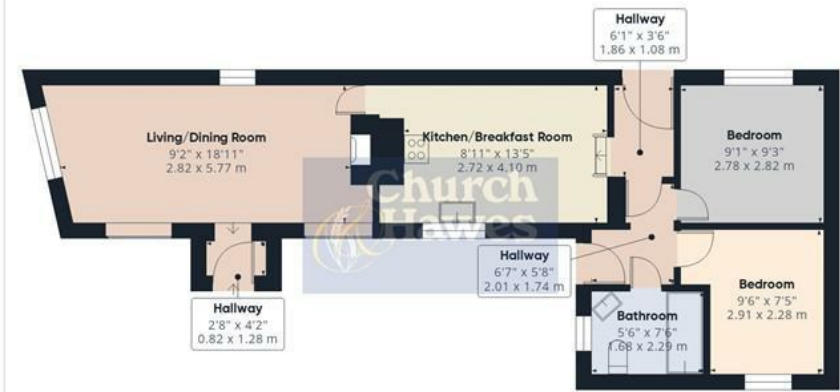
Estate Agents, Valuers, Letting & Management Agents



Presenting a truly charming two bedroom detached cottage, situated in the popular village, Tolleshunt Major. This unique home is a short stroll to the well attended village hall and recreation field, with many clubs and activities. Conveniently situated for a number of footpaths giving access to Goldhanger, the Blackwater Estuary and surrounding countryside and many public houses This delightful property, seamlessly blends traditional character with comfortable living, making it an ideal home for those seeking a peaceful yet convenient lifestyle.

Upon entering, you are greeted by a warm and inviting atmosphere. The Living/Dining Room is a particular highlight, featuring a cosy log burner, perfect for cooler evenings. The Kitchen is a standout, showcasing a vaulted ceiling that enhances the sense of space and light, creating an inspiring environment for culinary pursuits. A well-presented Bathroom serves the two comfortable Bedrooms, ensuring practical living arrangements.

Beyond the main residence, this charming cottage offers additional features in the form of highly desirable outbuildings. A dedicated Garden Room/Studio provides a flexible space, ideal for a home office, creative studio, or simply a tranquil retreat overlooking the garden. Externally, the property benefits from convenient Driveway Parking, a Garage, and a Workshop, offering ample storage and utility space. The well-tended Garden is a true asset, providing a beautiful outdoor sanctuary for enjoyment and relaxation. Located in an idyllic village setting, residents will appreciate the proximity to stunning walks in the countryside and the local public house, all contributing to a desirable lifestyle. Council Tax Band D, this property represents a unique opportunity. Viewing is essential to fully appreciate the charm, character, and lifestyle this exceptional home offers. Energy Efficiency Rating E.



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area<sup>(1)</sup>  
1140 ft<sup>2</sup>  
105.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Entrance Porch

Part glazed stable door to front, tiled floor, open to:

#### LivingDining Room 18'11 x 9'2 (5.77m x 2.79m)

Windows to front and side, carpeted Dining Area with radiator and exposed beams, Living Area with exposed beams, radiator, feature fireplace with exposed red brick chimney breast and Morso multi-fuel stove, door to:

#### Kitchen/Breakfast Room 13'5 x 8'11 (4.09m x 2.72m)

Window to front, range of units, space for Range Cooker (can remain subject to price agreed), double sink/drain unit with mixer tap, exposed beams to ceiling, space and plumbing for washing machine and dishwasher, porcelain tiled floor, steps down to:

#### Inner Hallway

Door to rear and stable door to side, radiator, porcelain tiled floor, electric under floor heating, doors to Bathroom and Bedrooms.

#### Bedroom 9'3 x 9'1 (2.82m x 2.77m)

Window to rear, radiator.

#### Bedroom 9'6 x 7'5 (2.90m x 2.26m)

Window, radiator.

#### Bathroom 7'6 x 5'6 (2.29m x 1.68m)

Window to side, panelled bath with shower above, traditional style w.c., corner wash hand basin, cast iron style radiator/heated towel rail, part wood panelled to walls, porcelain tiled floor, electric under floor heating.

#### Garden Room/Studio 15'7 x 11'8 (4.75m x 3.56m)

Door to side, double glazed double doors to garden, wall mounted electric heater, fitted kitchen units, storage cupboard, wood effect flooring, power and light connected.

#### Workshop 11'7 x 10'6 (3.53m x 3.20m)

Window to front, door to front and rear, power and light connected.

#### Garden

Paved seating area, timber gates to side and rear, outside taps, Central lawn surrounded by mature planting, vegetable beds and fruit trees, with 2 further paved seating areas. Clay paved path leading to:

#### Courtyard Garden

Featuring a log/garden store and provides access to Gdn Room, Workshop and Garage.

#### Driveway

Shingle Driveway providing parking for several vehicles. with post and rail fence to boundary. The Driveway also provides access to:

#### Garage 17'9 x 11'9 (5.41m x 3.58m)

Electric, increased height, sectional garage door, that would accommodate a mid-sized van or leisure vehicle, door accessing garden, power and light connected.

#### Agents Note, Money Laundering & Referrals

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.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**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.



