

SJ
WARREN



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The Paddocks, Grange Road,
Tillingham, Cm0 7UR,
£1,350,000



Summary

THE PADDOCKS, GRANGE ROAD, TILLINGHAM

An exceptional new home on the Dengie Peninsula, enjoying far-reaching views across open farmland towards the sea wall and coastal marshes beyond.

New homes of this calibre are exceptionally rare in this special part of the Dengie Peninsula. The Paddocks is an individually designed five-bedroom residence offering approximately 3,339 sq ft of beautifully considered accommodation, set within a generous 0.55 acre plot.

The setting is one of the property's defining features. Views stretch across the surrounding farmland towards the sea wall and Dengie Marshes beyond, creating a wonderful sense of openness beneath the vast skies for which this part of the Essex coast is renowned.

Inside, impressive proportions are combined with an exceptional specification. At the heart of the home is a magnificent open-plan kitchen and dining space, with a bespoke handleless kitchen featuring Calacatta-effect quartz worktops, NEFF appliances, wine cooler and Quooker tap.

The accommodation also includes an elegant lounge, orangery and separate study, while upstairs are five generous bedrooms, including two en-suite bedrooms and a principal suite with dressing room.

Beautiful bathrooms and herringbone flooring continue the emphasis on quality throughout.

Traditional architecture and carefully selected materials, including handmade brick and clay roof tiles, give the house a timeless character, while the technology is thoroughly modern.

Air-source heat pump, air conditioning, CCTV and alarm system are all included, together with a substantial car port and 10-year build warranty.

A genuinely rare opportunity to own a beautiful new home in one of the Dengie Peninsula's most distinctive rural settings.

COMPLETION JANUARY 2027

The accommodation comprises

GROUND FLOOR

LOUNGE

6.21m x 4.95m (20'4"ft x 16'2"ft)
31.45 sq m (338,52 sq ft)

STUDY

4.37m x 3.6m (14'4"ft x 11'9"ft)
16.9 sq m (181,91 sq ft)

ENTRANCE HALL

5.49m x 2.86m (18'0"ft x 9'4"ft)
17.53 sq m (182,98 sq ft)

KITCHEN / DINNING AREA

9.45m x 6.21m (31'0"ft x 20'4"ft)
52.05 sq m (559,72 sq ft)

UTILITY ROOM

2.35m x 2.25m (7'8"ft x 7'4"ft)
5.57 sq m (53,81 sq ft)

PANTRY

1.71m x 1.33m (5'7"ft x 4'4"ft)
3.23 sq m (32,29 sq ft)

PLANT ROOM

2.44m x 1.33m (8'0"ft x 4'4"ft)
3.28 sq m (32,29 sq ft)

ORANGERY

5.24m x 3.65m (17'2"ft x 11'11"ft)
20.37 sq m (215,27 sq ft)

WC

2.1m x 1.0m (6'1"ft x 3'3"ft)
2.1 sq m (21,52 sq ft)

CLOAK ROOM

1.0m x 1.0m (3'3"ft x 3'3"ft)
1.0 sq m (10,76 sq ft)

1ST FLOOR

LANDING

8.08m x 2.83m (26'6"ft x 9'3"ft)
22.88 sq m (236,80 sq ft)

BEDROOM 1

4.73m x 4.6m (15'6"ft x 15'1"ft)
21.77 sq m (226,04 sq ft)

BEDROOM 2

4.71m x 3.83m (15'5"ft x 12'6"ft)
18.07 sq m (193,75 sq ft)

BEDROOM 3

4.73m x 2.97m (15'6"ft x 9'8"ft)
14.06 sq m (150,69 sq ft)

BEDROOM 4 / EN-SUITE & WALK IN WARDROBE

5.33m x 5.23m (17'5"ft x 17'1"ft)
27.91 sq m (290,62 sq ft)

BEDROOM 5 / EN-SUITE

7.8m x 5.41m (25'7"ft x 17'8"ft)
42.25 sq m (452,08 sq ft)

STORE CUPBOARD

1.13m x 1.0m (3'8"ft x 3'3"ft)
1.13 sq m (10,76 sq ft)

MAIN BATHROOM

3.58m x 2.83m (11'8"ft x 9'3"ft)
8.73 sq m (86,11 sq ft)

CAR PORT

CAR PORT

8.3m x 6.5m (27'2"ft x 21'3"ft)
54.64 sq m (588 sq ft)

Key features

- An Exceptional, Individually Designed New Home
- A Rare Opportunity in This Special Part of the Dengie Peninsula
- Beautiful Open Views Across Farmland Towards the Coastal Marshes
- Striking Bespoke Kitchen at the Heart of the Home
- Luxurious Bathrooms & Beautifully Considered Interiors
- Wonderful Sense of Space, Light & Quality Throughout
- Superb Principal Suite with En-Suite & Dressing Room
- Generous Private Plot in a Remarkable Rural Setting
- Traditional Architecture Combined with Exceptional Modern Efficiency
- Air Conditioning & 10-Year Build Warranty

PROPERTY TYPE



House - Detached

BEDROOMS



5 - Five

BATHROOMS



4 - Four

SIZE



3339 ft²

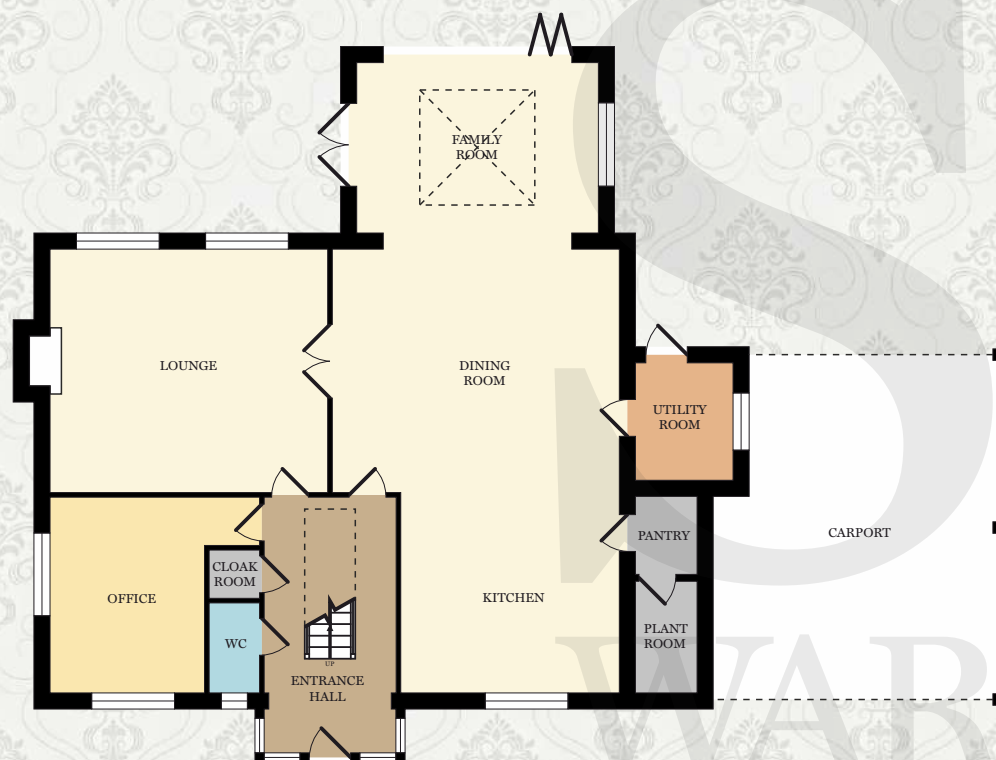
TENURE



Freehold

Floor Plan

GROUND FLOOR
1652 ft² (153.48 m²) approx.



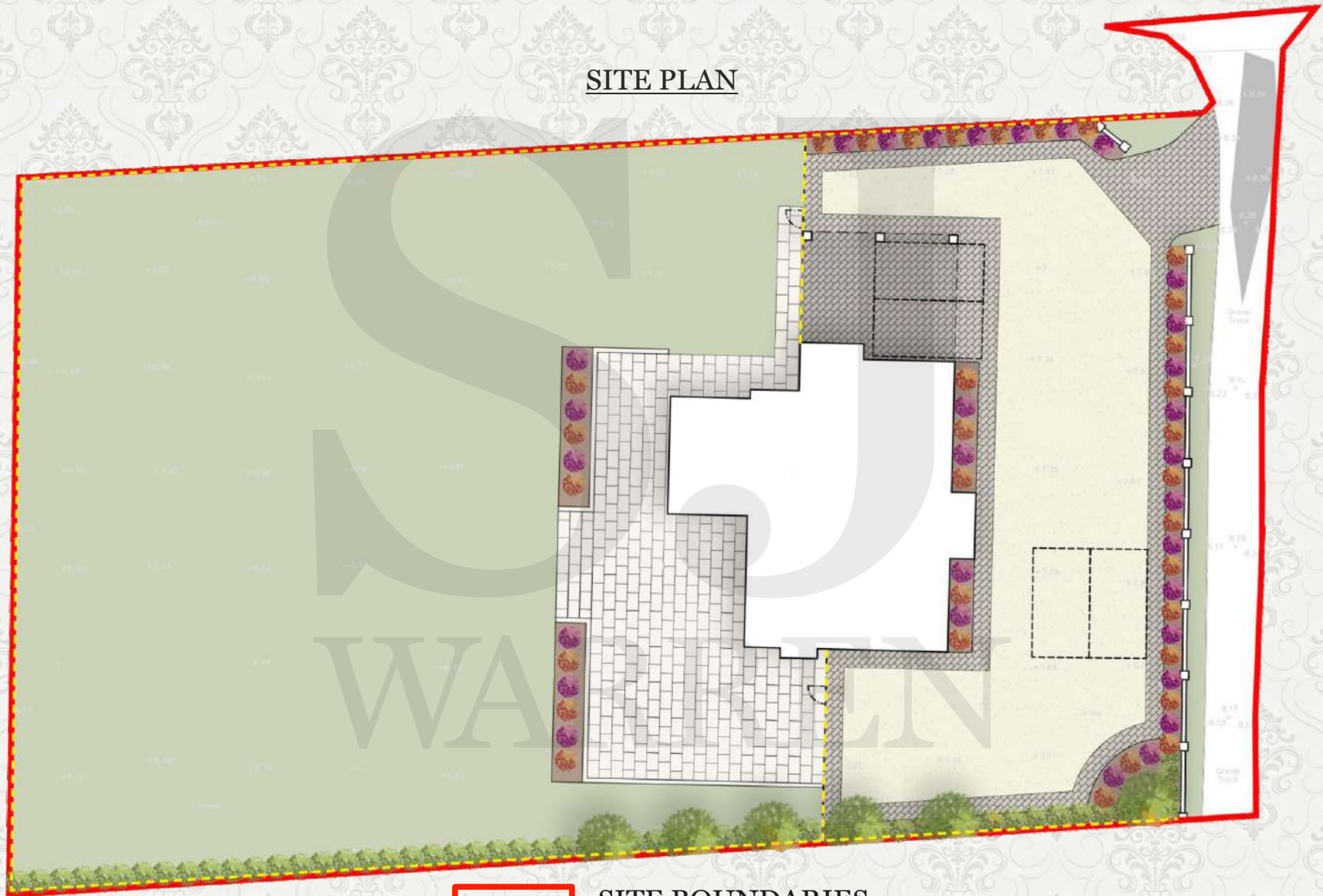
1ST FLOOR
1687 ft² (156.8 m²) approx.



GROSS INTERNAL AREA
3339 ft² (310.28 m²) approx.

Site Plan

SITE PLAN



 - SITE BOUNDARIES

0.55 acres (2225 m²) approx.

Elevations

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION









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FOR SALE

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