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DAVID MARTIN
GROUP

Tollesbury Road

Tollesbury, Maldon, CM9 8RP

Guide Price £450,000 - £475,000

EPC Rating 'TBC'

- Four Bedroom Cottage
- Far Reaching Farmland Views
- Three Reception Rooms
- Established Landscaped Gardens





Property Description

David Martin Estate Agents are delighted to offer for sale this charming four-bedroom semi-detached Victorian cottage, situated in a rural location on the outskirts of the popular village of Tollesbury. The village offers a range of amenities including local shops, a primary school and a marina, with good access to Tiptree and Maldon and their wider range of shopping, leisure and everyday facilities. The property provides versatile accommodation comprising an entrance hall, lounge, lobby, kitchen/breakfast room, snug, second sitting room, ground-floor four-piece family bathroom and rear porch. To the first floor, the principal bedroom benefits from an en-suite shower room and dressing room, with a further bedroom accessed from the main landing. A second landing leads to two additional bedrooms, one of which enjoys a balcony with far-reaching views across the surrounding farmland.



Outside, the property is set within established and beautifully landscaped gardens enjoying open farmland views. A driveway provides ample off-road parking for several vehicles and leads to a double carport.

Further benefits include oil-fired central heating and solar panels. Viewing is highly recommended to fully appreciate the character, flexibility and picturesque setting of this unique home.

ENTRANCE HALL

11' 2" x 8' 6" (3.4m x 2.59m) Entrance to the property is made via fully glazed double doors to side to entrance hall, tiled floor, windows to front and rear aspect, radiator, archway to:

LOUNGE

13' 5" x 11' 5" (4.09m x 3.48m) Being well lit by window to front aspect, radiator, the room features a open fireplace with log burner inset, archway to:

LOBBY

11' 5" x 9' 2" (3.48m x 2.79m) Stairs rising to first floor landing, door to ground floor bathroom, access to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

17' 6" x 13' 8" (5.33m x 4.17m) Max Measurement Farmhouse style kitchen/breakfast room with butler style sink unit inset to worksurface with drawers and cupboards beneath, adjoining worksurface with space for range style cooker, eye level wall mounted units and shelving, splash tiling, plumbing for washing machine, tiled floor. Breakfast room with exposed timbers and vaulted ceiling, the room is well lit by windows and fully glazed double doors.

SNUG

9' x 8' 10" (2.74m x 2.69m) Stairs rising to second landing, feature fireplace with log burner (for decorative purposes only), storage cupboard, door to:

LOUNGE

11' 6" x 11' 5" (3.51m x 3.48m) Window to front, radiator, shelving, storage cupboard.

GROUND FLOOR BATHROOM

11' 6" x 8' 4" (3.51m x 2.54m) Stylish with white suite featuring a freestanding bath, shower cubical, pedestal wash basin, low flush WC, splash tiling, tiled floor, storage cupboard, radiator.

REAR PORCH

Windows to rear and side aspect and fully glazed double doors to rear.





FIRST FLOOR LANDING

Door to:

BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m) Window to front aspect, radiator, door to:

ENSUITE SHOWER ROOM

8' 6" x 6' 6" (2.59m x 1.98m) Windows to rear and side aspect, white suite with low flush WC, pedestal wash hand basin, shower cubical, splash tiling, radiator.

DRESSING ROOM

8' 8" x 4' 2" (2.64m x 1.27m) Window to front aspect, radiator.

BEDROOM THREE

9' 3" x 8' 10" (2.82m x 2.69m) Window to rear aspect, radiator, access to loft.

SECOND LANDING

Door to:

BEDROOM TWO

11' 6" x 11' 4" (3.51m x 3.45m) Window to front aspect, radiator, door connecting to bedroom one.

BEDROOM FOUR

10' 4" x 9' 2" (3.15m x 2.79m) Radiator, window and fully glazed door leading onto flat roof balcony with far reaching farmland views.





OUTSIDE

Five bar gate leading onto driveway with parking for a number of vehicles leading to double carport, pedestrian access to rear garden.

REAR GARDEN

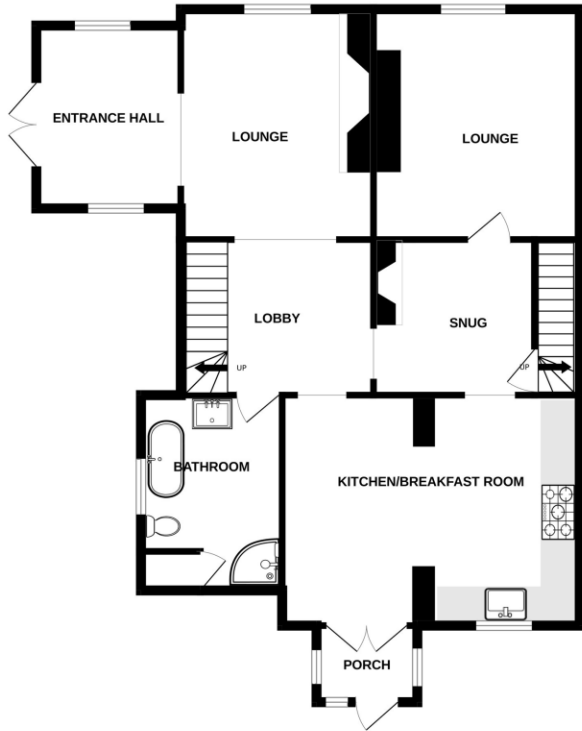
The gardens extend to the rear and side of the property and are beautifully established and landscaped, featuring mature hedges, well-stocked flower beds, and attractive borders. Predominantly laid to lawn, the gardens are enclosed by a combination of fencing and hedging, providing a good degree of privacy. Additional outdoor amenities include a summer house with an adjoining workshop, two storage sheds, and a greenhouse.

AGENTS NOTE

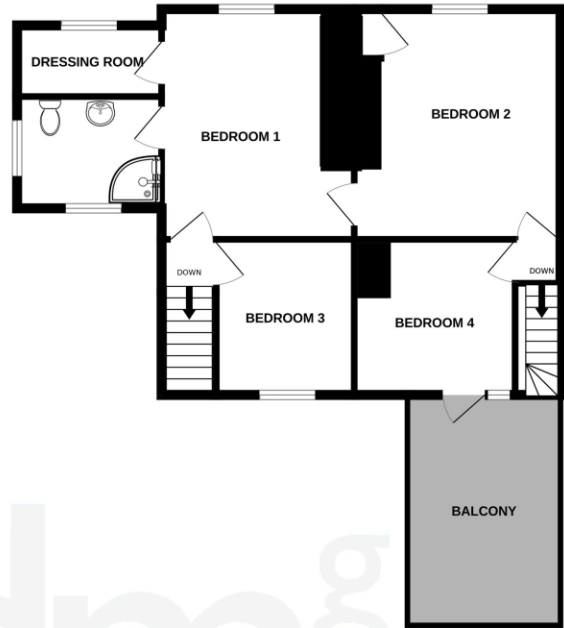
Early viewing is strongly recommended to appreciate the property's delightful setting, spacious accommodation, and charming character. The vendor has advised that the property is served by oil-fired central heating, supplemented by solar panels, with drainage via a septic tank.



GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1540 sq.ft. (143.1 sq.m.) approx.

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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