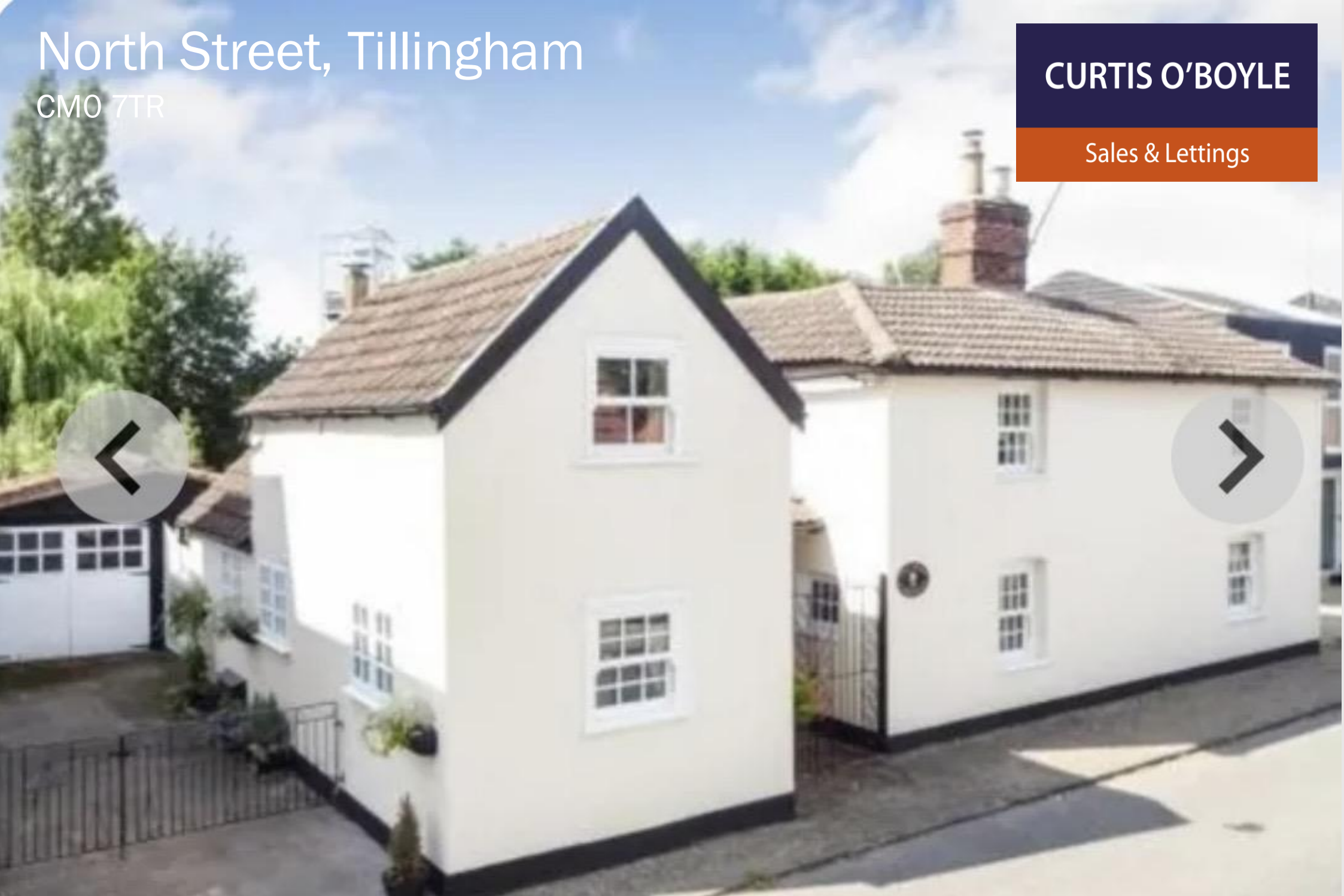


North Street, Tillingham

CM0 7TR

CURTIS O'BOYLE

Sales & Lettings





North Street, Tillingham CMO 7TR

£450,000

Charming 18th-Century Detached Home in the Heart of Tillingham

Situated within a conservation area in the centre of the picturesque village of Tillingham, this delightful 18th-century detached home boasts a generous rear garden extending to approximately 100 feet.

Steeped in local history, the property-formerly known as The Bake & Hoppett, 31 North Street-once served as a bakery and grain store for Tillingham. The original baker's oven remains in place within the dining room, offering a unique and characterful feature, while the original baking stones have been thoughtfully repurposed and can now be found in the patio, complete with engraving.

The ground floor features a well-appointed kitchen/breakfast room, with stairs leading to a versatile third bedroom. The main lounge is centred around an impressive brick fireplace with a log burner, creating a warm and inviting focal point, and opens through to a separate dining area. A study is located just off the dining room, ideal for home working. An entrance hall and convenient ground-floor shower room complete the layout.

A staircase from the lounge leads to the first floor, where you will find the principal bedroom with ensuite, along with a second bedroom.

Externally, the beautifully established rear garden is a particular highlight, filled with an abundance of David Austin roses-one of which was awarded champion at the Tillingham Flower Show-creating a vibrant and tranquil outdoor space. A driveway to the side of the property provides access to a detached garage/workshop, offering excellent storage or potential for hobbies.

ENTRANCE HALL Timber entrance door, double glazed window to front aspect, tiled floor, smooth ceiling with small loft hatch.

SHOWER ROOM 6' 3" x 3' 11" (1.91m x 1.19m) Double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighters, corner shower cubicle with electric shower, close coupled WC, vanity wash hand basin, part tiled walls.

KITCHEN/BREAKFAST ROOM 26' 2" x 8' 9" (7.98m x 2.67m) Double glazed sash window to front aspect, three double glazed windows to side aspect, double glazed window to rear aspect, smooth ceiling with inset downlighters, radiator, fitted base and wall units, one and a quarter bowl stainless steel sink unit inset into solid wood worktops, Rayburn, electric cooker, dishwasher,

space for washing machine, stairs to third bedroom, door to rear garden.

LOUNGE 26' 9" x 12' 8" (8.15m x 3.86m) Two double glazed sash windows to front aspect, double glazed windows to side aspects, three radiators, central brick fireplace with log burner, stairs to first floor, exposed beams, opening to dining room.

DINING ROOM 13' 8" x 8' 1" (4.17m x 2.46m) Double glazed French doors to rear garden, double glazed window to rear aspect, radiator, tiled floor, smooth ceiling, exposed beams, opening to boiler room housing hot water tank heated by air source heat pump, door to study.

STUDY 7' 10" x 7' 1" (2.39m x 2.16m) Double glazed window to rear aspect, smooth ceiling, radiator, tiled floor.

FIRST FLOOR

BEDROOM ONE 12' 10" x 7' 4" (3.91m x 2.24m) plus recess. Double glazed sash window to front aspect, smooth ceiling, exposed beams, radiator, built in wardrobe and cupboard.

ENSUITE 8' 3" x 7' 10" (2.51m x 2.39m) Double glazed sash window to rear aspects, radiator, smooth ceiling, panelled corner bath with electric shower over, close coupled WC, extractor fan, part tiled walls.

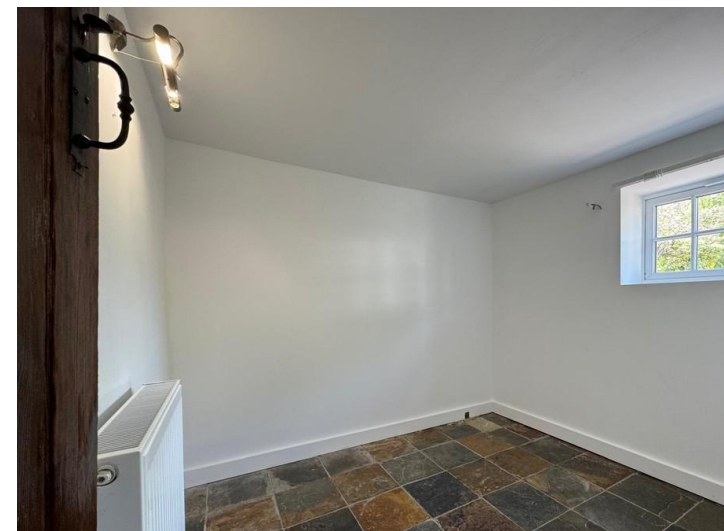
BEDROOM TWO 13' 1" x 10' 7" (3.99m x 3.23m) Double glazed sash window to front aspect, double glazed window to rear aspect, radiator, exposed beams, built in cupboard.

BEDROOM THREE 13' 5" x 5' 10" (4.09m x 1.78m) plus stairs recess. Double glazed sash window to front aspect, radiator, smooth ceiling, built in wardrobe and cupboard,

FRONT Double gates to driveway leading along side of house to garage.

GARAGE/WORKSHOP 22' 4" x 15' 6" (6.81m x 4.72m) max. Double doors to front, door to front, window to side and rear, power and light connected.

REAR GARDEN 100' (31m) approx. in length. Rustic block paved patio area with raised flower and shrub beds, laid to lawn with flower and shrub borders, two timber shed and summerhouse, greenhouse, panelled fencing, gated side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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