

Pantile Hill, Southminster , CM0 7BA
Price £525,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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BACK on the Market due to unforeseen circumstances is this Exceptional Four-Bedroom Family Home with Versatile Accommodation, Ample Parking and Detached Double Cart Lodge

An exceptional and versatile four-bedroom family home, offering generous accommodation, excellent entertaining space and a wealth of desirable features throughout.

The welcoming ground floor comprises a spacious lounge/dining room with an attractive open fireplace incorporating a log burner and patio doors opening onto the rear garden. The modern kitchen/breakfast room is fitted with a range of contemporary units and integrated appliances, complemented by a separate utility room, well-proportioned study and convenient cloakroom.

Upstairs, there are four good-sized bedrooms, including a principal bedroom with built-in wardrobes and en-suite shower room, together with a stylish four-piece family bathroom.

Outside, the property is set back from the road and benefits from ample off-road parking across two driveways. One driveway provides access to a detached double cart lodge and workshop, complete with power and lighting, while an EV charging point adds further convenience. The well-maintained rear garden is predominantly laid to lawn, with a large paved seating area providing an ideal space for outdoor entertaining.

A superb family home combining space, versatility and quality, with excellent parking and useful outbuildings. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.







ACCOMMODATION COMPRISES:

FIRST FLOOR:

GALLERIED LANDING:
Doors to:

BEDROOM 1: 14'4 x 11'6 (4.37m x 3.51m)

EN-SUITE:

BEDROOM 2: 12'5 x 10'11 (3.78m x 3.33m)

BEDROOM 3: 13'10 x 8'9 (4.22m x 2.67m)

BEDROOM 4: 10'11 x 10'8 (3.33m x 3.25m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

CLOAKROOM:

STUDY: 11'7 x 8'11 (3.53m x 2.72m)

LOUNGE: 23'5 x 13'9 (7.14m x 4.19m)

KITCHEN/DINER: 22'1 x 13'8 (6.73m x 4.17m)

UTILITY: 13'8 x 4'1 (4.17m x 1.24m)

EXTERIOR:

FRONTAGE:

REAR GARDEN:

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band F.

SOUTHMINSTER:
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

AGENTS NOTE:
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.



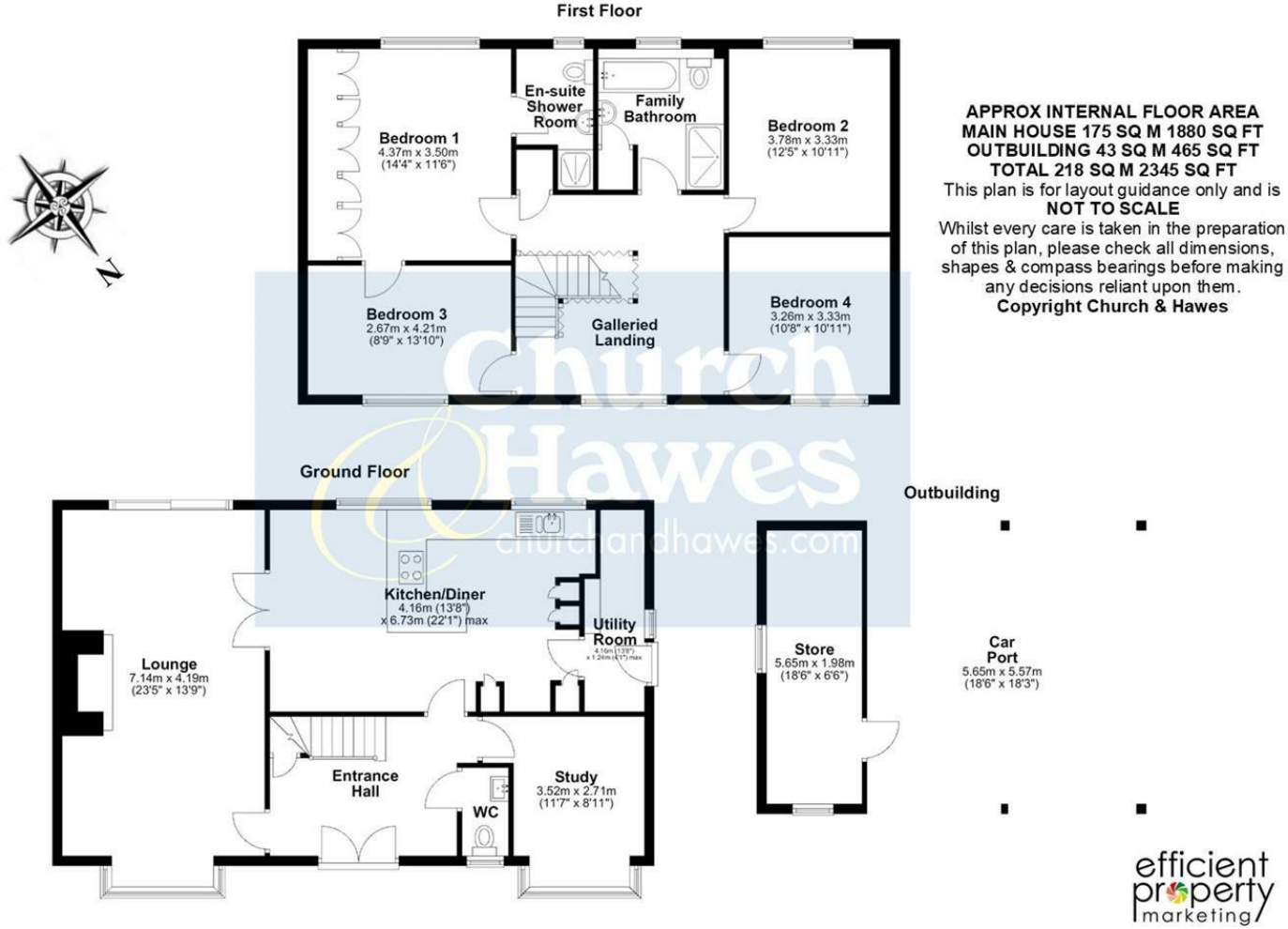






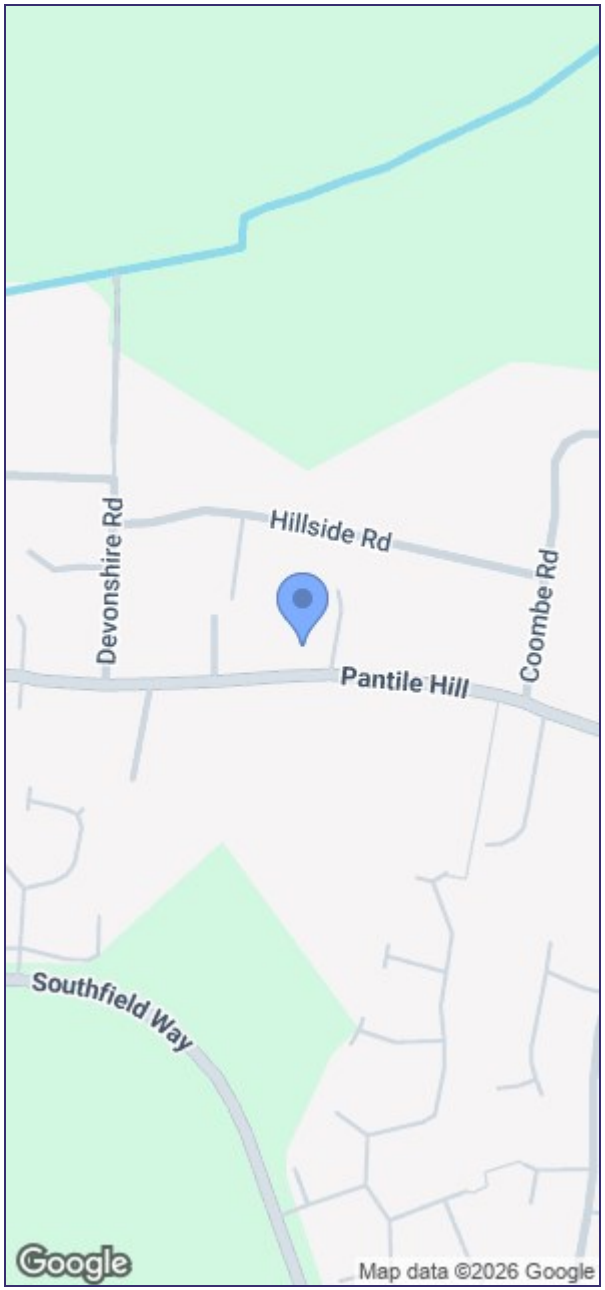



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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 175 SQ M 1880 SQ FT
OUTBUILDING 43 SQ M 465 SQ FT
TOTAL 218 SQ M 2345 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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