



GAME ESTATES

PROPERTY SALES & LETTINGS

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6 East Street
Tollesbury
Essex
CM9 8QD

£620,000



- Stunning period family home
- Dating back to the 1890s
- Four large bedrooms
- Bespoke handmade kitchen
- Impressive central island
- Luxury family bathroom
- Character features throughout
- Heart of Tollesbury village
- Off Road Parking
- Chain Free

Stunning Four Bedroom Period Family Home in the Heart of Tollesbury Village

Game Estates are delighted to present this beautifully extended and sympathetically renovated four-bedroom period home, believed to date back to the 1890s, occupying a prime position in the heart of the ever-popular village of Tollesbury. Combining timeless character with contemporary living, this exceptional family home has been thoughtfully renovated throughout by the current owners approximately ten years ago, creating a property that effortlessly blends original period charm with modern comforts. Retaining many of its original features, including sash windows, fireplaces and characterful proportions, the property offers generous accommodation arranged over two floors.

The true centrepiece of the home is undoubtedly the stunning open-plan kitchen, dining and family room. Designed with both entertaining and family living in mind, this spectacular space features a bespoke handmade kitchen, large central island, granite worktops, feature brick fireplace with log burner and bi-folding doors opening onto the rear garden. Offering four generous bedrooms, three reception rooms, two bathrooms and a wealth of character throughout, this is a rare opportunity to acquire a substantial village home with exceptional living space.

- **Entrance Hallway 4.98m x 1.68m (16' 4" x 5' 6")**

The striking entrance hallway immediately sets the tone for the rest of the property. Featuring original flooring, a beautiful natural wood staircase and banister, sash window to the front aspect and a wonderful sense of character, this welcoming space provides access to the principal ground floor accommodation.

- **Reception Room One 3.99m x 3.74m (13' 1" x 12' 3")**

Located to the front of the property, this elegant reception room enjoys sash windows to both the front and side aspects, flooding the room with natural light. A feature fireplace creates a warm focal point, whilst quality flooring and period detailing make this the perfect space to relax and unwind.

- **Reception Room Two 4.22m x 4.22m (13' 10" x 13' 10")**

A substantial second reception room offering excellent versatility as either a formal dining room or additional family room. Enjoying windows to the front, side and rear aspects, together with a charming log burner, this spacious room offers character, warmth and flexibility for modern family life.

- **Open Plan Kitchen, Dining & Family Room 9.68m x 5.62m (31' 9" x 18' 5")**

Without doubt the standout feature of the property, this breathtaking open-plan living space has been designed to create the perfect balance between luxury, practicality and entertaining. The bespoke handmade kitchen is beautifully fitted with extensive cabinetry, granite worktops and a large central island, creating a stunning focal point for the room. A stainless-steel sink with mixer tap, quality appliances and exceptional attention to detail complete the kitchen area. The family living space enjoys windows to three aspects together with bi-fold doors opening onto the rear garden, allowing natural light to flood the room. Traditional wood-panelled walls, exposed brickwork and a feature log burner create warmth and character, whilst the open-plan design makes this an outstanding space for family gatherings and entertaining guests.

- **Utility Room & Shower Room 4.68m x 1.49m (15' 4" x 4' 11")**

The utility room is fitted with contemporary high-gloss units and incorporates a composite sink with flexible mixer tap. This practical space also benefits from a modern shower room featuring a walk-in shower, WC, heated towel rail and skylights, making it ideal for busy family life.

- **Principal Bedroom Suite 4.54m x 3.92m (14' 11" x 12' 10")**

The impressive principal bedroom is located to the rear of the property and enjoys windows to two aspects, including an attractive bay-style window. This spacious room benefits from quality LVT flooring, fitted storage cupboards and a walk-in wardrobe. A door leads through to the stylish en-suite shower room.

- **En-Suite 2.30m x 1.55m (7' 7" x 5' 1")**

Beautifully appointed and finished to a high standard, the en-suite comprises a large walk-in shower with rainfall and separate shower attachments, vanity wash hand basin with chrome mixer tap, WC and heated towel rail.

- **Bedroom Two 4.31m x 3.74m (14' 2" x 12' 3")**

A spacious double bedroom enjoying dual-aspect sash windows and ample room for freestanding furniture, creating a bright and inviting space.

- **Bedroom Three 4.03m x 3.75m (13' 3" x 12' 4")**

Another generous double bedroom featuring original stripped and varnished floorboards together with sash window to the side aspect, continuing the property's charming period theme.

- **Bedroom Four 3.36m x 3.79m (11' x 12' 5")**

A well-proportioned fourth bedroom overlooking the front aspect, offering flexibility as a guest bedroom, nursery or home office.

Energy performance certificate (EPC)

6 East Street
Tollesbury
MALDON
CM9 8QD

Energy rating

E

Valid until: 14 February 2033

Certificate number: 6400-8041-0422-5297-3273

Property type

Detached house

Total floor area

175 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

