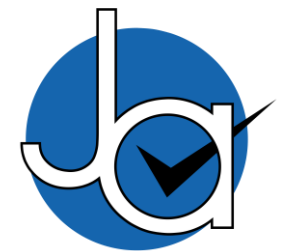




**3 bedroom
Semi-detached
Cottage
located in
Tollesbury.**

**GUIDE PRICE
£450,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

East Street Tollesbury Maldon CM9 8QD



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FULL DESCRIPTION

OVERVIEW

Dating back to approximately 1700, this charming three-bedroom semi-detached period cottage is beautifully presented throughout and boasts a wealth of character features, including exposed beams and a striking inglenook fireplace with log-burning stove. Located in the heart of the popular village of Tollesbury, the property offers well-proportioned accommodation, driveway parking for several vehicles and an exceptional south-facing rear garden extending to approximately 177ft, making it a rare and highly desirable village home.

STEP INSIDE

Entering the property via the welcoming entrance hall, you are immediately struck by the wealth of character on offer, with exposed beams and period features setting the tone for the beautifully presented accommodation that follows.

The principal reception room is the charming living room measuring 14'9" x 13'6" (4.5m x 4.1m). This wonderful space is centred around a magnificent inglenook fireplace fitted with a log-burning stove, creating a cosy focal point and enhancing the property's historic appeal. Exposed beams and cottage-style features combine to provide an abundance of character, making this an ideal room for relaxation.

Across the hall is the dining room measuring 13'6" x 11'11" (4.1m x 3.6m), a versatile room perfectly suited to family dining and entertaining. Rich in character, the room also benefits from an attractive inglenook fireplace incorporating a log-burning stove, creating a warm and inviting atmosphere. Attractive wood effect tiled flooring

flows seamlessly from the entrance hall through to the dining room and kitchen, creating continuity and enhancing the sense of space.

The traditional cottage kitchen measures 13'2" x 8'0" (4.0m x 2.5m) and has been thoughtfully designed to complement the age and style of the property. Fitted with an extensive range of shaker-style cabinetry, wooden worktops and a classic Butler sink, the kitchen offers both practicality and timeless appeal. The continuation of the wooden flooring enhances the cohesive feel of the ground floor, while a useful pantry measuring 8'1" x 2'11" (2.5m x 0.9m) provides additional storage.

Completing the ground floor is a family bathroom fitted with a white suite.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom measures 13'6" x 12'0" (4.1m x 3.6m) and enjoys excellent proportions alongside period character. Bedroom two measures 13'6" x 11'2" (4.1m x 3.4m) and is a further generous double bedroom. Bedroom three measures 8'1" x 7'7" (2.5m x 2.3m) and would make an ideal guest room, nursery or home office. The landing also benefits from useful built-in storage cupboards.

STEP OUTSIDE

Set back from the road, the property is approached via a mature, well-stocked frontage with picket gates opening onto a generous driveway providing off-road parking for several vehicles.

The rear outside space is truly exceptional. Immediately behind the house is a delightful walled courtyard garden which offers a number of seating areas and enjoys an extremely private aspect,



creating the perfect environment for outdoor dining and entertaining. From here, a pergola-covered pathway leads through to the substantial rear garden.

The south-facing rear garden extends to an impressive 177ft approximately, providing a wonderful expanse of outdoor space rarely found with period village properties. Predominantly laid to lawn, the garden incorporates an attractive pond, two garden sheds and a useful workshop measuring 11'9" x 9'8", ideal for hobbies, storage or home-working requirements.

THE LOCATION

East Street occupies an attractive position within the highly regarded Essex village of Tollesbury, situated on the edge of the Blackwater Estuary. The village is renowned for its maritime heritage, sailing facilities and picturesque waterfront, whilst offering a range of local amenities including shops, public houses, cafés, a primary school and doctor's surgery. The nearby estuary walks, nature reserves and sailing opportunities make the area particularly appealing to those seeking a coastal lifestyle. The larger towns of Maldon, Witham and Colchester are within comfortable driving distance, providing further shopping, leisure and mainline rail connections to London.



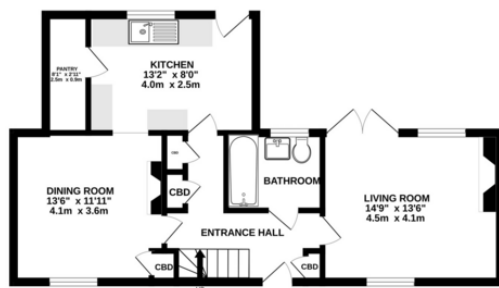




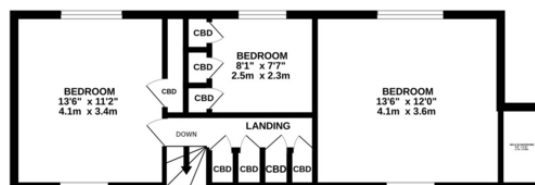
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FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

CONTACT

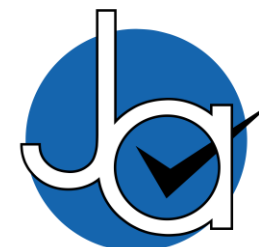
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