



Church

Wycke Lane, Tollesbury , CM9 8ST  
Price £525,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

FOR SALE ON THE OPEN MARKET FOR THE FIRST TIME SINCE IT WAS CONSTRUCTED. THIS IS YOUR OPPORTUNITY TO SECURE A WELL PROPORTIONED FOUR BEDROOM DETACHED HOME IN A FAVOURABLE POSITION IN THE WATERSIDE VILLAGE OF TOLLESBURY. This property will allow it's potential new owners to move in a put their own stamp on it as some improvement is required. The First Floor features Four generous Bedrooms with one benefiting from an En-Suite in addition to the Family Bathroom. The extensive Ground Floor is accessed from the welcoming Entrance Hall and comprises a generous Living Room which leads to the Conservatory, overlooking the Rear Garden. The Kitchen is semi open plan to the Utility Room and Dining Room which also overlooks the Garden. Externally, the property affords a generous Garden (approaching 80') where you can access the substantial Workshop & Garage. To the front of the property there is generous block paved driveway providing Parking for several vehicles. Owing to it's location the house is perfect for those who enjoy walks along the river or in the local countryside. Council Tax: F, EPC: D.



**Bedroom 14'2 x 12'10 (4.32m x 3.91m)**

Window to front, radiator, fitted bedroom furniture, coved to ceiling, door to:

**En-Suite 7'1 x 5'0 (2.16m x 1.52m)**

Obscure glazed window to front, heated towel rail, suite comprising, bidet, w.c., shower unit, pedestal wash hand basin, tiled to walls, coved to ceiling.

**Bedroom 10'9 x 9'0 (3.28m x 2.74m)**

Window to rear, radiator, wardrobe with sliding mirrored doors, fitted desk unit, coved to ceiling.

**Bedroom 9'2 x 9'1 (2.79m x 2.77m)**

Window to rear, radiator, fitted double wardrobe, coved to ceiling.

**Bedroom 10'2 x 9'8 (3.10m x 2.95m)**

Window to front, radiator, fitted wardrobe with mirrored doors, access to loft.

**Bathroom 8'8 x 6'2 (2.64m x 1.88m)**

Obscure glazed window, w.c., pedestal wash hand basin, panelled bath with hand holds and shower above, heated towel rail, tiled walls, coved to ceiling.

**Landing**

Access to loft, coved to ceiling, stairs down to:

**Entrance Hall 10'5 x 10'0 (3.18m x 3.05m)**

Obscure glazed entrance door to front, obscure glazed window to front, radiator, doors to further accommodation including:

**Cloakroom 6'4 x 2'9 (1.93m x 0.84m)**

Obscure glazed window, radiator, w.c., wash hand basin, coved to ceiling.

**Kitchen 12'11 x 8'11 (3.94m x 2.72m)**

Part obscure glazed window to rear, part obscure glazed door to side, obscure window to side, radiator, range of matching units, four ring electric hob, double oven, stainless steel sink/drain unit with mixer tap set into work surface, archway to Dining Room and:

**Utility Room 6'5 x 6'7 (1.96m x 1.83m)**

Window to front, low level oil fired boiler (re-fitted), space

and plumbing for washing machine, space for fridge/freezer, coved to ceiling, laminate work surface, tiled to walls.

**Dining Room 10'11 x 9'2 (3.33m x 2.79m)**

Triple glazed sliding doors to rear garden, radiator, coved to ceiling.

**Living Room 24' x 13' (7.32m x 3.96m)**

Window to front, triple glazed sliding door to Conservatory, radiator, feature fireplace, coved to ceiling,

**Conservatory 11'4 x 10'6 (3.45m x 3.20m)**

Windows to sides and rear, double doors to side, tiled floor.

**Rear Garden approaching 80' (approaching 24.38m)**

Commences with a paved patio, pathway extending to rear with access to garage and workshop, oil tank, two timber sheds and green house, mainly laid to lawn with planting borders, access to front via side gate.

**Workshop 14'8 x 11'3 (4.47m x 3.43m)**

Windows to front, side and rear, door to front, loft storage space, power and light connected.

**Garage 20'11 x 18'11 (6.38m x 5.77m)**

Electric up and over door to front, door to side, window to rear, loft storage space, power and light connected.

**Frontage**

Block paved driveway providing ample parking and leading to Garage and Entrance, bark lined planting area to one side.

**Tollesbury**

Beautifully positioned on the Blackwater Estuary, Tollesbury is a highly sought-after coastal village offering a perfect blend of countryside charm and waterside living. Renowned for its marina, sailing heritage and scenic coastal walks, the village is ideal for those seeking a relaxed lifestyle with a strong sense of community.

Tollesbury benefits from a range of local amenities including shops, cafés, traditional pubs, a primary school and doctors' surgery, while nearby rail links (driving to

station required) from Witham and Kelvedon provide direct access into London Liverpool Street. Surrounded by beautiful Essex countryside and estuary views, Tollesbury remains one of the area's most desirable village locations.

**Agents Note, Money Laundering & Referrals**

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.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:**

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

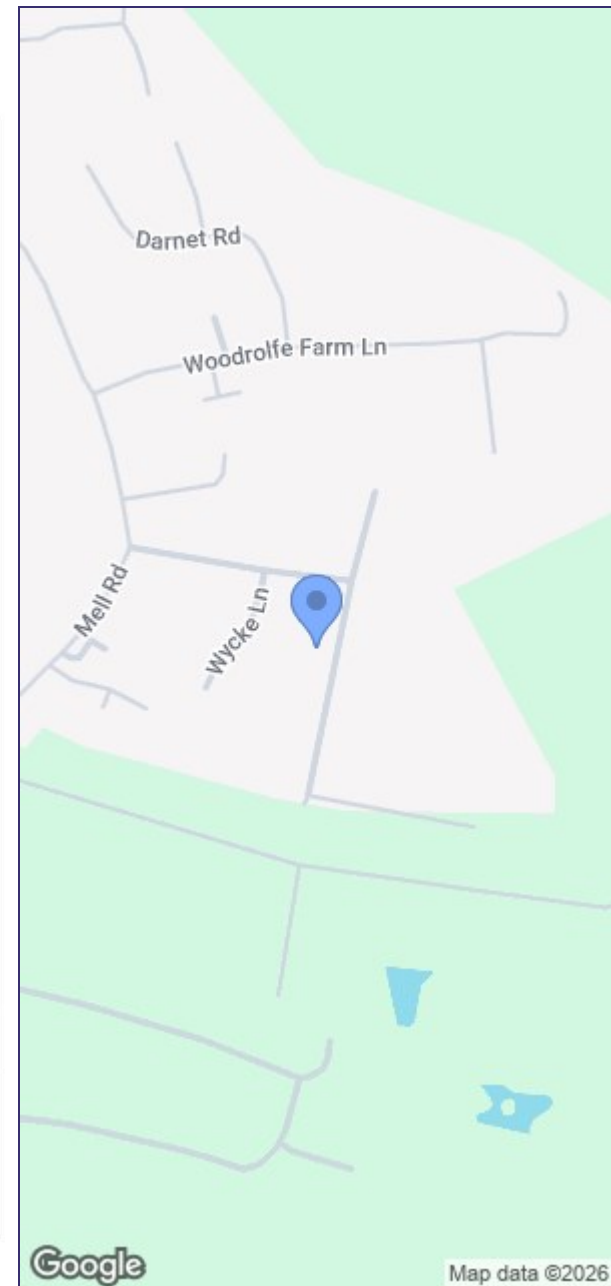
Approximate total area<sup>(1)</sup>

1930 ft<sup>2</sup>  
179.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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