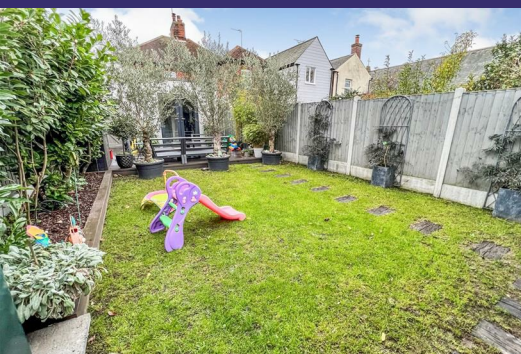




24 South Street, Tillingham, Essex CM0 7TJ

Price £299,950

STUNNING CHARACTER COTTAGE Having been extended and wonderfully improved to the highest specification throughout by the present owners is this impressive semi-detached character cottage set in the heart of the picturesque semi-rural village of Tillingham. Deceptively spacious living accommodation commences on the ground floor with a living room complimented by an exposed redbrick fireplace, dining room which opens to a refitted country style kitchen opening on to a conservatory/utility area at the rear leading to a quite stunning refitted luxury family bathroom. The first floor then offers two double bedrooms while externally, there is an impressive landscaped rear garden with timber built summerhouse and a low maintenance side/frontage. Viewing is strongly advised. Energy Rating E.



FIRST FLOOR:

LANDING:

Double glazed window to side, staircase down to ground floor, doors to:

BEDROOM 1: 13'3 x 10'6 (4.04m x 3.20m)

Double glazed window to front with fitted shutters, radiator.

BEDROOM 2: 10'5 x 8' (3.18m x 2.44m)

Double glazed window to rear, radiator, built-in over stairs storage recess, access to loft space.

GROUND FLOOR:

LIVING ROOM: 14'4 x 10'5 (4.37m x 3.18m)

Part obscure glazed entrance door to front, double glazed window to front with fitted shutter, exposed brick fireplace with inset multi fuel burner, door to:

DINING ROOM: 10'4 x 8' (3.15m x 2.44m)

Staircase to first floor with 2 built-in under stairs storage cupboards, exposed wood floorboards, open plan to:

KITCHEN: 14'10 x 5'10 (4.52m x 1.78m)

Part obscure glazed entrance door to side, double glazed window to side, double glazed Velux window, vertical radiator, refitted country style kitchen with extensive range of matching wall and base mounted storage units and drawers, laminate wood effect work surfaces with inset single bowl/single drainer composite sink unit, built-in 4-ring electric hob with extractor over, built-in Neff oven, integrated fridge & freezer, part tiled walls, arch leading to:-

CONSERVATORY/UTILITY: 9'1 x 7'4 (2.77m x 2.24m)

Double glazed French style doors opening onto rear garden, double glazed window to side, vertical radiator, door to:

FAMILY BATHROOM: 9'8 x 3'11 (2.95m x 1.19m)

Refitted bathroom with obscure double glazed window to side, vertical radiator, luxury 3 piece white suite comprising panelled bath with mixer tap, dual function shower over and sliding glass screen, wash hand basin set on vanity storage unit and close coupled WC, tiled walls and floor, inset downlights.

EXTERIOR - REAR GARDEN:

Commencing with a raised composite decked seating area leading to remainder which is mainly laid to lawn with raised beds and borders, access to timber storage shed and summerhouse, external cold water tap, side access gate leading to:

FRONTAGE/SIDE:

Part to side of cottage leading to side entrance door with side access gate into rear garden.

TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band B.

TILLINGHAM:

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral. Rail services can be found at Southminster, Burnham-on-Crouch and South Woodham Ferrers. South Woodham Ferrers also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are for information only and no guarantee as to their operability or efficiency can be given.
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