



Tillingham Road, Southminster, Essex CM0 7NY
Guide price £1,200,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £1,200,000 - £1,300,000****

A **SUBLIME** country residence WITH **DOUBLE GARAGE/ANNEXE** sitting on well manicured grounds extending to approximately 4.6 acres, located on the fringes of the attractive rural hamlet of Asheldham. Offering extended accommodation a little over 2500 sq. ft with the addition of a 920 sq. ft detached garage/games room/annexe with rooms above. The principle dwelling offers very well presented accommodation including two first floor bedrooms with master en-suite and dressing room, and guest bathroom, there is a landing and return oak staircase with feature window leading to the ground floor. The ground floor commences via a bright and airy entrance hallway, there is the option of an additional three bedrooms or reception rooms, one of which boasts an en-suite shower room, there is a further bathroom, living room, conservatory and recently extended and re fitted kitchen/dining/ family room with bi folding doors opening to the gardens, part vaulted ceiling and feature skylight. There is also a utility room and rear conservatory/porch.

Externally as previously mentioned the property occupies a very generous 4.6 acre plot, accessed via electric security gates opening to a large driveway offering a plethora of parking, there is a field gate opening to one side serving access to a field (approx. 3 acres) ideal for any equestrian enthusiast looking to create their own facilities (stp). The more formal gardens sit predominately to the rear of the property with attractive planting and hard landscaping leading to a heated swimming pool. On the southern side of the plot there is a charming private garden with numerous trees interspersed around a pond with an elevated log cabin (currently used as a gym) to one side.

We encourage viewing at your earliest convenience to fully appreciate not only the property but the location, grounds and potential that this property has to offer any serious buyer.

Village of 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.

Agents Note (Solar Panels)

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

Section 21 Disclaimer

Under Section 21 of the 1979 Estate Agents Act, we must declare that the Vendor of this property is an close relation of Church & Hawes.



