



Grange Road, Tillingham , Essex CM0 7UP
Guide price £1,400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,400,000 - £1,500,000. Stunning country residence, set in private grounds of 1.17 of an acre, which has been meticulously improved and maintained by the current owners to their own exacting standards. Boasting open countryside views this property is one that needs to be viewed to fully appreciate not only the quality of the property on offer but also the peaceful and tranquil location. The property itself offers generous and versatile accommodation including five first floor bedrooms, two of which have en-suite bathrooms, there is also a family bathroom and generous landing, whilst the ground floor comprises entrance lobby leading to a reception hallway, beautifully appointed re-fitted kitchen/breakfast room, sitting room, dining room, study/play room, utility room and wet room. Externally the gated driveway provides ample and secure off road parking for several vehicles which leads to the rear formal landscaped gardens benefiting from a fully irrigated stripped lawn area with established planting. There is a detached outbuilding, currently used as a gym, with attached oak frame canopy with hob tub under. The remainder of the grounds remain more natural with an additional gated entrance from Grange Road leading to a stable block and store room. Energy Rating C. Viewings are to be conducted strictly by appointment through Church & Hawes.



Village of Tillingham

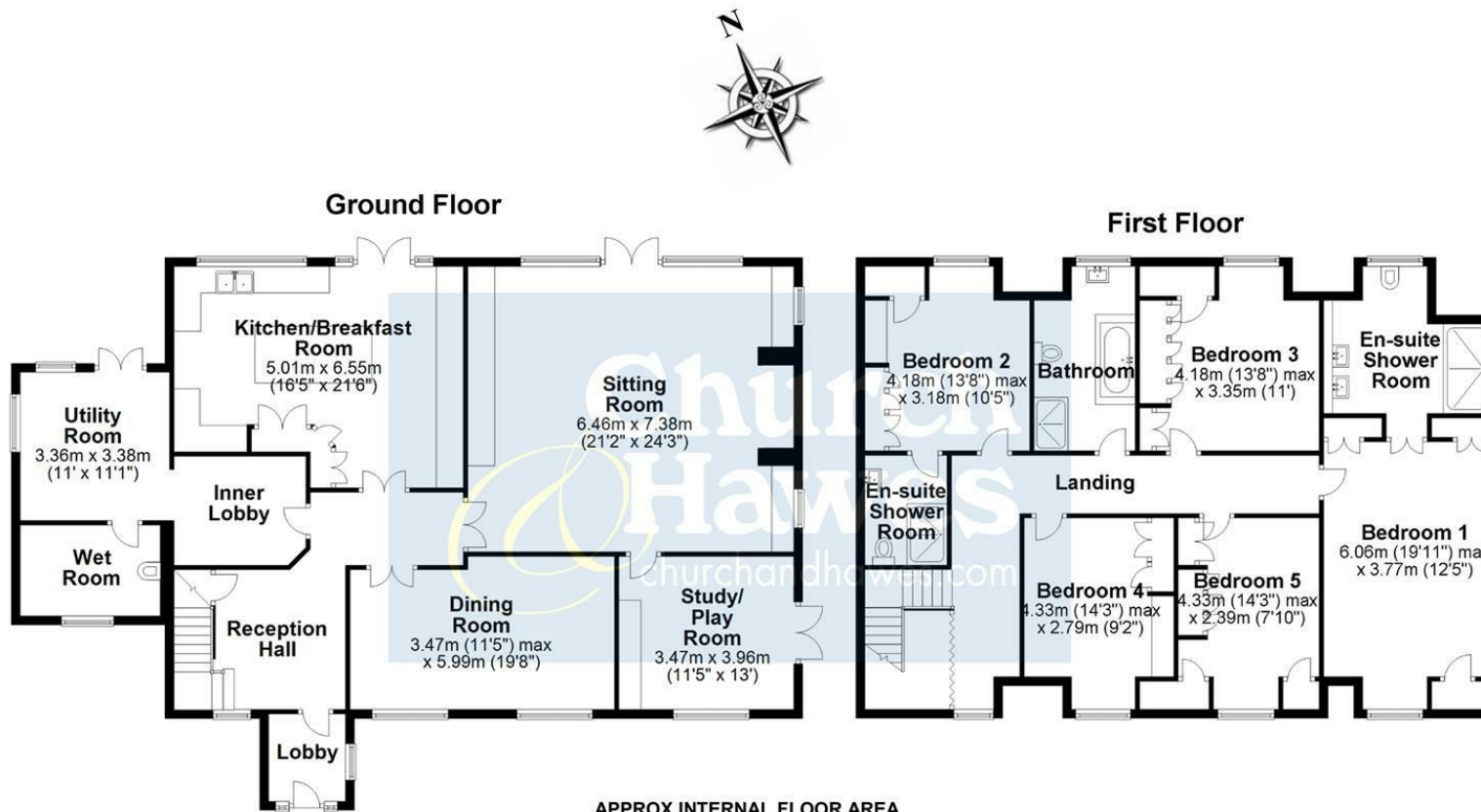
The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch, on the River Crouch, and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary 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.







APPROX INTERNAL FLOOR AREA
299 SQ M 3218 SQ FT
 This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.
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