



Willow Cottage, Vicarage Lane, Tillingham, Essex

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Willow Cottage

Vicarage Lane, Tillingham, Essex, CM0 7TW

An attractive family home with a private garden and tennis courts in a scenic Conservation Area

Southminster Station 4.7 miles (London Liverpool Street 65 mins), Burnham-On-Crouch 7.3 miles, A12 20.2 miles, Chelmsford 22.7 miles, M25 (J28) 35.1 miles, Stansted Airport 39.8 miles

Reception hall | Sitting room | Family room
Kitchen/breakfast room | Dining room | Laundry
Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | EPC Rating E

Garden | Garage | Tennis Court
About 0.9 acres

The property

Willow Cottage is a fine brick-built detached family home offering over 2,500 sq. ft of light-filled and adaptable accommodation set across its two airy floors.

The bright and welcoming reception hall with its turned stairway, cloakroom and wooden floorboards flows naturally through the variety of sociable reception spaces, including a front-facing dual-aspect dining room with a bespoke bar and adjacent cabinet, a garden-facing family room with a wide walk-in bay window and a multi-aspect 20 ft. sitting room with a brick-built feature fireplace. Further is the sizeable open-plan kitchen and breakfast room, comprising a range of cabinetry, worksurfaces, a dual butler sink and a pair of range stoves, with ample space for informal dining. Alongside, a hallway flows through to a utility/laundry room and to the attached garage.

The roomy first-floor landing branches off onto a well-appointed family bathroom with separate inset bathtub and walk-in shower, and four well-proportioned bedrooms, with peaceful garden views and various built-in wardrobes. The principal suite also enjoys the use of a sleek en suite shower room.

Outside

The property sits within an enviable 0.9 acres plot surrounded and interspersed by lush mature trees, including a large Willow. It is approached via a sweeping gated and gravelled in-and-out driveway giving access to the attached garage. The garden wraps around the home and is beautifully landscaped, largely laid to divided sections of manicured level lawn, with neatly trimmed topiary and well-considered, mature planting schemes. A stone paved rear sun terrace enjoys the warm southerly aspect and spans the width of the property, with multiple spaces to dine al fresco and a backdrop of fragrant and colourful wisteria. A paved pathway leads to the tennis court, with an additional terrace.

Location

The picturesque and thriving village of Tillingham is within easy reach of the River Blackwater and River Crouch. It has a range of amenities, including a shop, a pair of public houses with restaurants, a doctor's surgery, primary school, various sports and social clubs and events throughout the year. Burnham-On-Crouch and nearby Southminster provide an additional selection of facilities, including a mainline railway station with frequent London links, whilst the A12 and M25 offer convenient road connections further afield. The area offers a good selection of independent schools including Maldon Court Prep, Alleyn Court Prep, Thorpe Hall, Saint Pierre, Elm Green Prep, St. Michael's and Colchester High School.



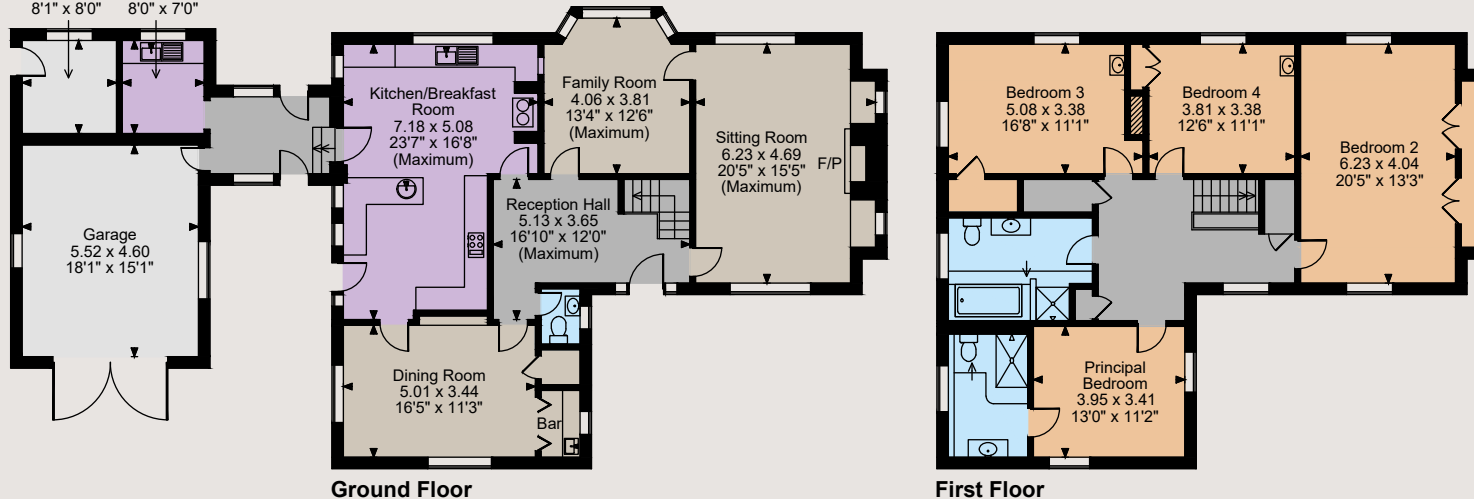


Floorplans
 Main House internal area 2,575 sq ft (239 sq m)
 Garage internal area 273 sq ft (25 sq m)
 Store Room internal area 64 sq ft (6 sq m)
 Total internal area 2,912 sq ft (271 sq m)
 For identification purposes only.



Store Room
2.46 x 2.43
8'1" x 8'0"

Laundry
2.43 x 2.14
8'0" x 7'0"



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Burnham-on-Crouch head north, following the B1021 through Southminster and into Tillingham Village. Take the left onto Vicarage Lane, where the property will be on the right in 0.2 miles.

General

Local Authority: Maldon District Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,100,000

Chelmsford

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