



Kings Farm Meadow, Tillingham , CM0 7GY  
Price £350,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set towards the end of an exclusive development of similarly styled homes in the picturesque semi-rural village of Tillingham, this attractive detached family property offers both charm and convenience. The village itself is highly regarded for its beautiful green, welcoming public houses, historic church, and St Nicholas' Primary School and is also only an 8 minute drive to Southminster railway station which offers direct links into London Liverpool Street.

The ground floor accommodation begins with a welcoming entrance hall leading to a cloakroom and opens into a bright and spacious living/dining room spanning the full width of the property—perfect for both everyday living and entertaining. This is complemented by a stylishly refitted, modern kitchen.

Upstairs, a generous landing provides additional space, ideal for a study area if desired, and leads to three well-proportioned bedrooms. A luxurious, high-specification family bathroom completes the first floor.

Externally, the property truly excels, boasting a stunning south-facing rear garden—perfect for entertaining or relaxing—backing onto a picturesque pond. To the front, there is off-road parking both within and in front of the garage. The garage itself features a highly versatile loft space with two Velux-style windows, power, and lighting, making it ideal for use as a playroom, gym, or home office.

Early viewing is highly recommended, as strong interest in this impressive home is anticipated. Energy Rating D.



## FIRST FLOOR:

### LANDING:

Double glazed window to front, radiator, access to loft space, airing cupboard housing hot water cylinder, doors to:-

### BEDROOM ONE: 10'8 x 9'8 (3.25m x 2.95m)

Double glazed window to rear, radiator, wardrobes to remain.

### BEDROOM TWO: 10'1 x 7'9 (3.07m x 2.36m)

Double glazed window to rear, radiator, wardrobe to remain, wood effect flooring.

### BEDROOM THREE: 8' x 7'7 (2.44m x 2.31m)

Double glazed window to front, radiator, wood effect flooring.

### FAMILY BATHROOM:

Stunning refitted bathroom with ornate heated towel rail, luxury three piece white suite comprising freestanding roll top bath with antique style mixer tap and shower attachment, glass screen and further shower over, pedestal wash hand basin and close coupled WC.

### GROUND FLOOR:

Accessed via:-

### STORM PORCH:

Storm porch providing access via front entrance door to:-

### ENTRANCE HALL:

Part glazed entrance door to front, radiator, built in storage cupboard, staircase to first floor, wood effect flooring, doors to:-

### CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, tiled floor.

### LIVING/DINING ROOM: 21'7 x 12'6 (6.58m x 3.81m)

Double glazed French style doors with full height side windows to rear and matching vaulted windows over, 2

radiators, exposed brick fireplace with inset multi fuel burner and display mantle over, wood effect flooring, leading to:-

### KITCHEN: 11'2 x 7'9 (3.40m x 2.36m)

Double glazed window to front, radiator, modern 'Shaker' style kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset white ceramic sink/drain unit, built in four ring electric hob with extractor hood over and oven below, space for fridge/freezer, integrated dishwasher and washing machine, part tiled walls, wood effect flooring.

### EXTERIOR:

#### REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is mainly laid to lawn with planted shrubs to borders and backs on to a picturesque pond at the rear, external cold water tap, oil fired boiler installed in 2026, two side access, personal door into side of:-

#### GARAGE:

Up and over door to front, power and light connected, the loft space has been converted and serves as an ideal office space with two double glazed Velux windows and staircase providing access. Off road parking is on offer to the front of the garage.

#### TENURE & COUNCIL TAX:

The property is being sold freehold and is Council Tax Band D.

#### 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 NOTES:

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 & REFERRALS:

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale  
**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 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.

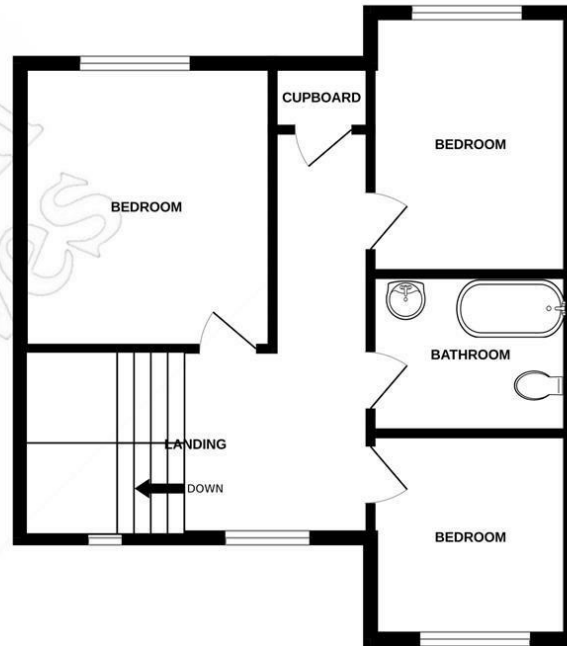




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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