



Casey Lane, Tillingham , Essex CM0 7TD  
Price guide £260,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN - GUIDE PRICE £260,000 - £280,000

Available for only the second time in 35 years, this deceptively spacious and beautifully presented detached home is tucked away along a private lane in the heart of the picturesque and ever-sought-after village of Tillingham.

Originally converted to residential use 33 years ago, this unique and characterful property offers a bright, open-plan layout designed to maximise natural light and space — perfectly suited to modern living. The flexible interior also presents exciting scope to reconfigure the accommodation, creating a separate lounge from the kitchen/diner or even adding a second first-floor bedroom if desired.

Outside, the home enjoys a peaceful and private courtyard, ideal for relaxing or entertaining during the warmer months. The courtyard also provides off-road parking, with access available directly from the front of the property.

Tillingham is a quintessential English village nestled in the heart of the Essex countryside, complete with a charming village green, historic church, and two traditional public houses. Local amenities include a village shop and Post Office, cricket and bowls clubs, a village hall, and a well-regarded primary school.

The nearby towns of Burnham-on-Crouch and Southminster are only a short drive away, offering a wider range of shops, schools, and railway stations providing direct links into London Liverpool Street.

Viewing is highly recommended to fully appreciate the individuality, space, and setting of this delightful home.

Energy Rating: E

Tenure: Freehold



## FIRST FLOOR:

### LANDING:

Staircase down to ground floor, airing cupboard housing hot water cylinder, doors to:

### BEDROOM: 20'5 max x 19'10 (6.22m max x 6.05m )

Triple aspect room with double glazed windows to front and rear and 3 double glazed Velux windows to side, 2 radiators, access to loft space, built in storage cupboard.

### BATHROOM:

Double glazed Velux window, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, circular wash hand basin set on vanity unit with storage drawer below and close coupled wc, part tiled walls, tiled floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part glazed stable entrance door to front, double glazed window to side, radiator, tiled floor, staircase to first floor, door to:

### OPEN PLAN LIVING/DINING/KITCHEN: 20'6 x 19'10 (6.25m x 6.05m )

Triple aspect room with double glazed windows to front, side and rear, 2 radiators, spacious living area comprising range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, cooker, washing machine and fridge/freezer to remain, tiled splashbacks, wood flooring, door to inner lobby with staircase up to first floor.

## EXTERIOR:

### COURTYARD GARDEN:

Positioned to the side of the property and is fully paved and accessed from frontage via wide opening wood gates. This area can also be used as off road parking if required.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

## 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.

## MONEY LAUNDERING & 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.

## VILLAGE OF TILLINGHAM:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services

into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

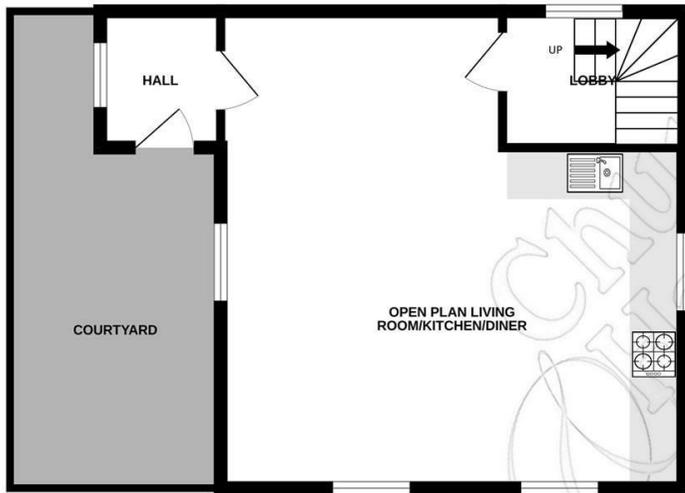




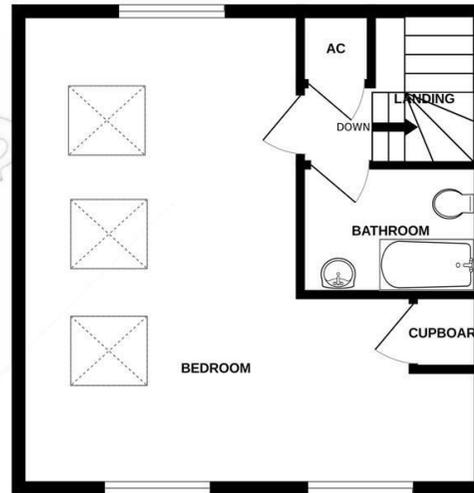
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MURPHY



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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