

Beresfords



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Tollesbury Road, Tollesbury

Offers Over £900,000

Freehold

Tollesbury Road, Tollesbury

This stunning and spacious detached residence was rebuilt by the present owners with much care and attention to detail and sits centrally upon a half-acre plot on the edge of the picturesque waterside village of Tollesbury. The setting for this family home really is idyllic, with no immediate neighbours and farmland views to all aspects yet the village of Tollesbury is just up the road with its selection of local shops, pubs, a primary school and being at the mouth of the river Blackwater, offers an excellent Marina along with a saltwater swimming lake.

The property itself boasts an impressive reception hall with galleried landing from which all principal rooms can be accessed, including a large lounge and dining room both with bi-fold doors opening onto the large rear patio and gardens. A spacious kitchen/breakfast room lends itself well for everyday dining, along with a utility room and a further reception is presently utilised as a home office, off which is a lovely rear orangery (used as a hair salon). The four well-appointed double bedrooms feature a 'jack and jill' bathroom servicing Bedroom two and three, whilst the master bedroom boasts its own en-suite and large balcony with lovely countryside vistas.

The generous frontage provides parking for numerous vehicles on the sweeping, gated carriage driveway and to the side an enclosed yard area would be ideal for housing a boat, work vehicles or caravan, there is also a store shed/workshop and carport. Properties of this location and style are seldom available and we would urge you to contact Beresfords as soon as possible to discuss a viewing appointment. EPC rating: Awaited. Council Tax Band: G. (Ref: GPS220038)

Galleried Entrance Hall

Living Room 20' x 19'6" (6.1m x 5.94m)

Dining Room 16'8" x 13'6" (5.08m x 4.11m)

Kitchen/Breakfast Room 16'6" x 15 (5.03m x 4.57m)

Utility Room 12'6" x 8'4" (3.8m x 2.54m)

Study/Reception 15' x 13' (4.57m x 3.96m)

Orangery/ Garden room 16' x 9'10" (4.88m x 2.95m)

Inner Hallway

Cloakroom/WC

First Floor Galleried Landing

Master Bedroom 23'2" x 11'4" (7.06m x 3.45m)

En-Suite Shower Room

Large Balcony to Master Bedroom

Bedroom Two 17' x 9'8" (5.18m x 2.95m)

Jack and Jill Shower Room Accessed from Bedrooms Two & Three

Bedroom Three 13' x 10' (3.96m x 3.05m)

Bedroom Four 11'5" x 8'7" (3.48m x 2.62m)

Family Bathroom



- Secluded Rural 0.5 Acre Plot
- Surrounded By Farmland
- Four Bedrooms with Three Bathrooms
- Four Receptions
- Impressive Galleried Reception Hallway
- Kitchen/Breakfast Room and Utility
- Gated Carriage Driveway
- Enclosed gated Yard with Workshop & Carport
- Large Rear Patio and BBQ Area





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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