



High Street, Bradwell-on-Sea, Essex CM0 7QL  
Price £285,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



BEING OFFERED WITH NO ONWARD CHAIN. Set in the centre of the conservation area of the historic waterside village of Bradwell-on-Sea opposite St Thomas Church is this charming Grade II Listed cottage which is believed to date back to the 1500's. The property oozes the charm and character throughout that one would expect from a property of this age. Extremely deceptive living accommodation spread across three floors includes three/four bedrooms, first floor wc, living room, dual aspect kitchen/diner and family bathroom. Period features include open red brick fireplaces and exposed beams. Externally there is a low maintenance courtyard garden with access to and from the rear. The property enjoys replacement windows and oil fired central heating. Only 10 minutes drive away you can find Southminster's railway station which offers direct links into London Liverpool Street with a journey time of approx. 65 minutes. Properties of this ilk do not come to the market very often so an early inspection is strongly advised to avoid disappointment. Energy Rating E.

## SECOND FLOOR:

### BEDROOM 1:

10'8 x 9'3 (3.25m x 2.82m)

Wooden window to rear, radiator, vaulted ceiling with exposed beams and brickwork, built in storage cupboards, door to:-

### BEDROOM 4/DRESSING ROOM:

9'8 x 8' (2.95m x 2.44m)

Window to rear, vaulted ceiling with exposed beams and brickwork, eaves storage cupboard, laminate flooring, wooden balustrade return staircase to:-

## FIRST FLOOR:

### WC:

Radiator, two piece white suite comprising close coupled wc, wash hand basin set in period wooden stand, exposed beams.

### BEDROOM 2:

13' x 10'7 (3.96m x 3.23m)

Double glazed window to front, exposed red brick chimney breast and beam work, built in wardrobe with mirror fronted doors housing hot water cylinder and immersion heater.

### BEDROOM 3:

11'4 x 9'8 (3.45m x 2.95m)

Double glazed window to front, radiator, exposed beam work.

## LANDING:

Two windows to rear, under stairs storage cupboards, exposed brick and beam work, return staircase to:-

## GROUND FLOOR:

### LIVING ROOM:

14'4 x 13'2 (4.37m x 4.01m)

Two double glazed windows to front, radiator with feature wooden surround, red brick inglenook fireplace with original mantle and red brick hearth, inset multi fuel burning stove, part panelled walls, exposed beams, Amtico flooring, built in bookcase with storage cupboard under.

### BATHROOM:

Obscure double glazed window to rear, refitted white three piece suite comprising panel bath with telephone style mixer tap over and Victorian style shower head, glass screen, wall hung wash hand basin, close coupled wc, Amtico flooring, part panelled walls, chrome ladder towel rail.

### KITCHEN/DINER:

22'8 x 9'1 (6.91m x 2.77m)

Double glazed windows to front and rear, solid wooden entrance door to front and stable door to rear, radiator with feature wooden surround, red brick feature fireplace with flag stone hearth and electric wood burner effect stove inset. Recently refitted solid oak fronted "country style" kitchen comprising 1 ½ bowl single drainer ceramic sink unit with mixer tap over set in Maia solid light surfaces and upstands and freestanding solid oak dresser with granite surface, Rangemaster oven and hob to remain, Smeg washer/dryer to remain, integrated Bosch fridge/freezer to remain, Amtico flooring, exposed beam work,

## EXTERIOR:

Rear courtyard, accessed from rear gate, crazy paved patio with planted shrubs, freestanding oil boiler and tank, cold water tap, timber storage shed to remain.

## BRADWELL ON SEA:

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can

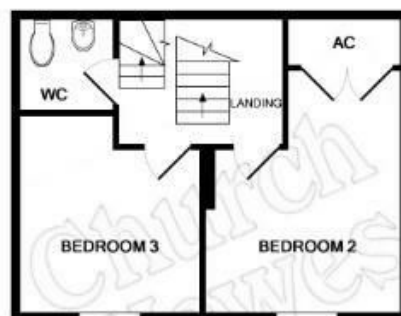
be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

## 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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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