



**Waterside Road, Bradwell-On-Sea, Essex CM0 7QT**  
**Price guide £750,000**

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £750,000 TO £775,000 - With origins dating back to 1800 and having been later extended in 1900 is this quite wonderful unique detached residence sitting on a stunning plot of just under 2/3's of an acre. The property is situated within the heart of Bradwell Waterside and is ideally placed for the boating enthusiast as the renowned marina is within walking distance which allows access to the River Blackwater and North Sea just 60 miles from the coast of France. The property has been stylishly renovated and still retains many original features throughout along with impressively size living accommodation. Living space on the ground floor comprises four light and airy reception rooms and a delightful country style kitchen/breakfast room with adjoining boot room. The first floor then offers a spacious landing leading to a stunning dual aspect master bedroom with adjoining dressing room, three further double bedrooms and two bath/shower rooms, one of which has recently been refitted. Externally the property enjoys a quite wonderful rear garden which offers a vast array of seating/entertaining areas in addition to formal lawned gardens, natural pond, vegetable plots and an impressive outbuilding which is ideally served as a home office or games room if desired. The front of the property is approached by a 5 bar wooden gate and opens to further formal lawned gardens and offers extensive off road parking for numerous vehicles and access to a detached double garage at the rear. Properties of this ilk are rare to the market so an early inspection is strongly advised. Energy Rating E.

FIRST FLOOR:

LANDING:

Double glazed window to side, staircase to ground floor, wood panelled walls, doors to:

BEDROOM:

11'6 x 10'6 (3.51m x 3.20m )

Dual aspect room with double glazed windows to front and side, radiator, 2 built in storage cupboard.

BEDROOM:

14'3 x 11'11 max (4.34m x 3.63m max)

Dual aspect room with obscure double glazed windows to front and side, radiator, built in wardrobes.

BEDROOM:

8'11 x 8'7 (2.72m x 2.62m )

Double glazed window to side, radiator.

OFFICE AREA:

11'1 x 8'4 (3.38m x 2.54m)

Double glazed window to side, radiator, small loft access, inset downlights, doorway to:

SHOWER ROOM:

Obscure glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with glass door and screen, dual flush close coupled WC and wash hand basin set on vanity unit with storage drawers below, part tiled walls, inset downlights, extractor fan.

MASTER SUITE - BEDROOM:

20' x 13'5 > 7'11 (6.10m x 4.09m > 2.41m )

Double glazed sliding patio door opening onto Juliet balcony to side, double glazed window to rear, 2 radiators, cast iron feature fireplace, built in cupboard, door to:

DRESSING ROOM:

Obscure double glazed window to side, inset downlights, extractor fan.

BATHROOM:

5'10 x 5'3 (1.78m x 1.60m )

Obscure double glazed window to side, chrome heated towel rail, refitted 3 piece white suite comprising freestanding claw foot bath with antique style mixer tape and shower attachment, close coupled WC and wash hand basin set on vanity unit with storage drawers below, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL/DINING ROOM:

14'11 x 10'2 (4.55m x 3.10m )

Solid wood panelled entrance doors to front and rear, double glazed windows to front, rear and side, double glazed Velux window to ceiling, radiator, tiled floor, double glazed sliding door to:

SNUG/SITTING ROOM:

16'8 x 8'5 (5.08m x 2.57m )

Two double glazed windows to rear, radiator, solid wood floor, doors to:

LIVING ROOM:

16'8 x 12'5 (5.08m x 3.78m )

Dual aspect room with double glazed windows to front and side, 2 radiators, chimney breast with inset multi fuel burner set on stone hearth with exposed brick inlay, staircase to first floor, solid wood floor, leading to:

MUSIC ROOM:

14'4 x 10'10 (4.37m x 3.30m )

Double glazed windows to front and side, 2 radiators, solid wood floor.

INNER HALL/PANTRY:

Built in cupboard, tiled floor, doors to:

LAUNDRY/SHOWER ROOM:

8'4 x 5'8 (2.54m x 1.73m )

Obscure double glazed window to side, radiator, ceramic butler sink set on country style unit with tiled splashback, space and plumbing for washing machine, leading to fully tiled walk-in shower area with floor drain, tiled floor, inset downlights.

CLOAKROOM:

Obscure double glazed window to side, 2 piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splashback, tiled floor, extractor fan.

KITCHEN/BREAKFAST ROOM:

19'6 x 13'6 (5.94m x 4.11m )

Dual aspect room with part glazed stable entrance door to side opening onto seating terrace, 3 double glazed windows to other side, radiator, range of base mounted country style storage units and drawers, roll edged work surfaces with inset double bowl ceramic sink unit with drainer grooves either side, 'Britannia' range cooker to remain with extractor hood over, space and plumbing for fridge, fridge/freezer and dishwasher, part tiled walls, tiled floor, inset downlights, door to:

BOOT ROOM:

8'1 x 5'11 (2.46m x 1.80m )

Glazed entrance door to side, double glazed window to rear, radiator, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved seating terrace ideal for entertaining leading to

remainder which is predominantly laid to lawn with an array of wonderful, attractive planted beds and shrubs to borders and a variety of trees throughout, shingled area housing 3 raised vegetable planters, greenhouse and timber storage shed to remain, natural wild pond area, outbuilding (23' x 12'11 > 9'6) which has been converted to create a home office/sitting room with power and, light connected, raised deck seating area on its approach, further lean-to storage area at rear of shed, screened oil storage tank, side access to both sides of property leading to frontage, exterior cold water tap, personal door into side of:

GARAGE:

1 1/2 width, electric up and over door, power and light connected, personal door to side, glazed window to side, security lighting to exterior.

FRONTAGE:

Two wooden five bar gates open onto the driveway which provides ample off street parking and hard standing for a boat with a continuation of the drive down side of property to rear and detached garage. The remaining garden is mainly laid to lawn and with mature hedging to the front boundary.

ADDITIONAL INFORMATION:

This property is being sold freehold and is Council Tax Band G. The property has oil fired central heating.

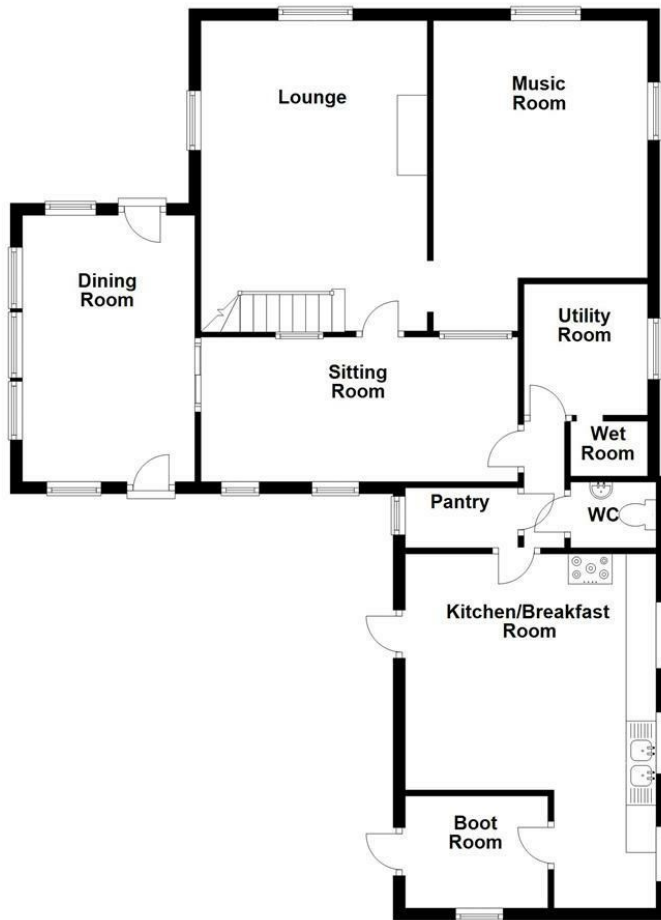
BRADWELL ON SEA:

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.

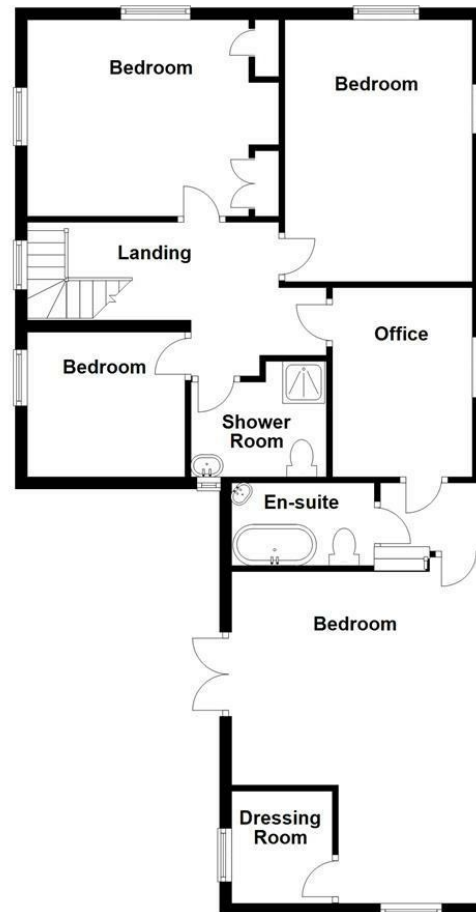
AGENTS NOTE:

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**  
Approx. 1076.0 sq. feet



**First Floor**  
Approx. 920.4 sq. feet



Total area: approx. 1996.3 sq. feet

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