



High Street, Bradwell-on-Sea, CM0 7QL  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering deceptive and substantial living accommodation throughout is this stunning and quaint Grade II Listed cottage positioned centrally within the ever sought after waterside village of Bradwell-on-Sea. The property offers a wealth of character features one would expect from a property of this age and ilk with exposed beams, redbrick fireplaces and original internal doors. The accommodation in full would be described by most as being bottom heavy with two double bedrooms accessed via a small landing on the first floor while the ground floor offers several reception areas comprising a living room, dining room and sitting room in addition to a generously sized galley kitchen, adjoining utility room and shower room at the rear. Externally, the property enjoys a stunning garden to the side of the cottage with a variety of brick paved courtyard areas and well stocked, attractively planted beds as well as access to a store room/potential further bedroom (as it has been previously). The property is favourably located centrally in Bradwell village which offers a local shop, the wonderful St Thomas' Parish Church, sought after St Cedds' primary school, two public houses and access to Bradwell Marina. Within a 15 minute drive you can find the village of Southminster which boasts a train service to London Liverpool Street in a little over an hour (at peak times). An early viewing comes strongly advised to fully appreciate not only the deceptive size and versatility of accommodation but also the stunning external areas this property offers. EPC Exempt.

## FIRST FLOOR:

### LANDING:

Staircase down to ground floor, doorways to:

### BEDROOM 1:

11'5 x 10'3 (3.48m x 3.12m )

Secondary glazed windows to side and rear, built in wardrobes and dresser.

### BEDROOM 2:

10'6 x 9'9 (3.20m x 2.97m )

Secondary glazed window to front, built in wardrobes.

## GROUND FLOOR:

### LIVING ROOM:

16'5 x 11'10 (5.00m x 3.61m )

Solid wood entrance door to front, secondary glazed windows to front and side, exposed redbrick fireplace and beams to ceiling, doorway to:

### DINING ROOM:

12'2 x 9'5 (3.71m x 2.87m)

Solid wood entrance door to side, secondary glazed windows to

side and rear, electric radiator, exposed redbrick fireplace, built in storage cupboards, exposed beams to ceiling, staircase to first floor, doorway to:

### KITCHEN:

16'7 x 7'1 (5.05m x 2.16m )

Windows to side, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset double sink unit, built in 4-ring gas hob with 2 ovens below, space and plumbing for dishwasher and under counter fridge, part tiled walls, exposed brickwork and beams to ceiling, door to:

### UTILITY:

6'11 x 5'11 (2.11m x 1.80m )

Windows to side, roll edged work surfaces with inset wash hand basin and storage cupboards below, space and plumbing for washing machine and fridge/freezer, exposed beams to vaulted ceiling, door to:

### SITTING ROOM:

12'3 x 7'2 (3.73m x 2.18m )

Glazed door to side opening onto garden, 2 secondary glazed windows to side, 2 built in storage cupboards, exposed beams to vaulted ceiling, door to:

### SHOWER ROOM:

7' x 5'6 (2.13m x 1.68m )

Obscure glazed window to side, 3 piece white suite comprising curved corner shower with sliding glass doors, close coupled wc and wash hand basin set on vanity unit with storage cupboards below, tiled splashback and wall mounted cabinet over, further built in storage cupboards, wall mounted electric heater, extractor fan.

## EXTERIOR - GARDEN:

The exterior of the property offers a substantial garden positioned adjacent to the cottage with overall length of in excess of 50' in addition to a side access with storage sheds and gate leading to the front of the property. The gardens are partially low maintenance offering a range of both paved and brick paved courtyard areas with established, attractive and well stocked raised planted beds to one aspect, external cold water tap, external lighting, leading to:-

## STORE ROOM/POTENTIAL BEDROOM:

10'3 x 7'4 (3.12m x 2.24m)

Previously accessible from the main cottage and therefore offering potential to be used as living space once again with window and door to side and an exposed brick fireplace (not currently in use).

## TENURE & COUNCIL TAX BAND:

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

## 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.



