



Woodyards Lane, Bradwell On Sea, Essex CM0 7QZ  
Price £500,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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We are delighted to offer this most individual character detached property set in just over half an acre of stunning mature gardens that offer total seclusion. The original house dates back to 1750 with alterations being made in the 1800s retaining many original features. This is a must view property in order to appreciate not only the unique style of property but the spacious and versatile accommodation on offer. The property is located in the semi rural village of Bradwell-on-Sea, where you can find the River Blackwater with its marina and clubhouse, a local primary school, two public houses and a community shop. Only 10 - 15 minutes drive away is Southminster where you will find a railway station with links to London Liverpool Street Station, journey time approximately 65 minutes (at peak times). Energy Efficiency Rating: E.





**FIRST FLOOR LANDING:**

Double glazed wooden window to rear aspect, large storage cupboard housing hot water and emersion heater, radiator.

**BEDROOM 1: 12'8" x 11'2" (3.86 x 3.40)**

Two secondary glazed windows to front, radiator, walk-in wardrobe, original cast iron fireplace with wooden surround.

**BEDROOM 2: 11'3" x 11'2" (3.43 x 3.40)**

Secondary glazed window to front, radiator, cast iron fire place with wooden surround, built-in storage cupboard.

**BEDROOM 3: 14'5" x 5'8" (4.39 x 1.73)**

Secondary glazed window to side, radiator, exposed beams.

**BATHROOM:**

Secondary glazed window to side, three piece modern white suite comprising panelled bath with shower attachment and shower screen, low level wc and wash hand basin with storage cupboard under, part tiled walls, access to loft space which is part boarded with power and light connected.

**GROUND FLOOR:****ENTRANCE LOBBY:**

Part glazed entrance door to entrance lobby, doors to:-

**SITTING ROOM: 15'9" x 14'6" (4.80 x 4.42)**

Secondary glazed windows to front and sides, radiator, brick built open fireplace with brick hearth and oak bressummer, book case with storage cupboard under.

**DINING ROOM: 14'7" x 14'11" (4.45 x 4.55)**

Secondary glazed window to front, radiator, large red brick built fireplace with stone hearth and oak bressummer and inset wood burner stove, storage cupboards, exposed wooden floor boards.

**SHOWER/CLOAKROOM:**

Secondary glazed sash window to rear, heated chrome towel rail, suite comprising of fully tiled shower cubicle, wash hand basin with storage under, wc, under stairs storage cupboard, tiled floor.

**KITCHEN: 8'9" x 9'0" (2.67 x 2.74)**

Two secondary glazed windows to rear, radiator, one and half bowl stainless steel sink unit set in roll edged work surfaces, ceramic hob with extractor over, built-in double oven, range of wall and base mounted units, integrated dishwasher, tiled splash backs, tiled floor, opens to:-

**LOBBY/UTILITY ROOM: 11'6" x 8'6" (3.51 x 2.59)**

Solid wooden door to rear, window to side, single sink unit set in roll edge work surface, range of wall and base mounted units, space and plumbing for washing machine and tumble dryer, free standing boiler, tiled splash backs, tiled floor, door to:-

**OFFICE: 11'7" x 7'8" (3.53 x 2.34)**

Dual aspect room with windows to side and front, radiator, tiled floors.

**EXTERIOR:**

The property is accessed via a five bar wooden gate leading to shingled driveway providing parking for several vehicles. The entire plot measures approximately 0.5 acre which is mainly laid to lawn with mature flower and shrub borders, there are also many established trees throughout the grounds.

**OUTBUILDING:**

Large brick built garage with doors opening to front and private door to side, there are two storage rooms behind the main garage all having power and light connected. Although the structure is single skinned it could be converted into an office or annex (STPP).

**COUNCIL TAX BAND:**

Tax Band E.

**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.

**VILLAGE OF BRADWELL-ON-SEA:**

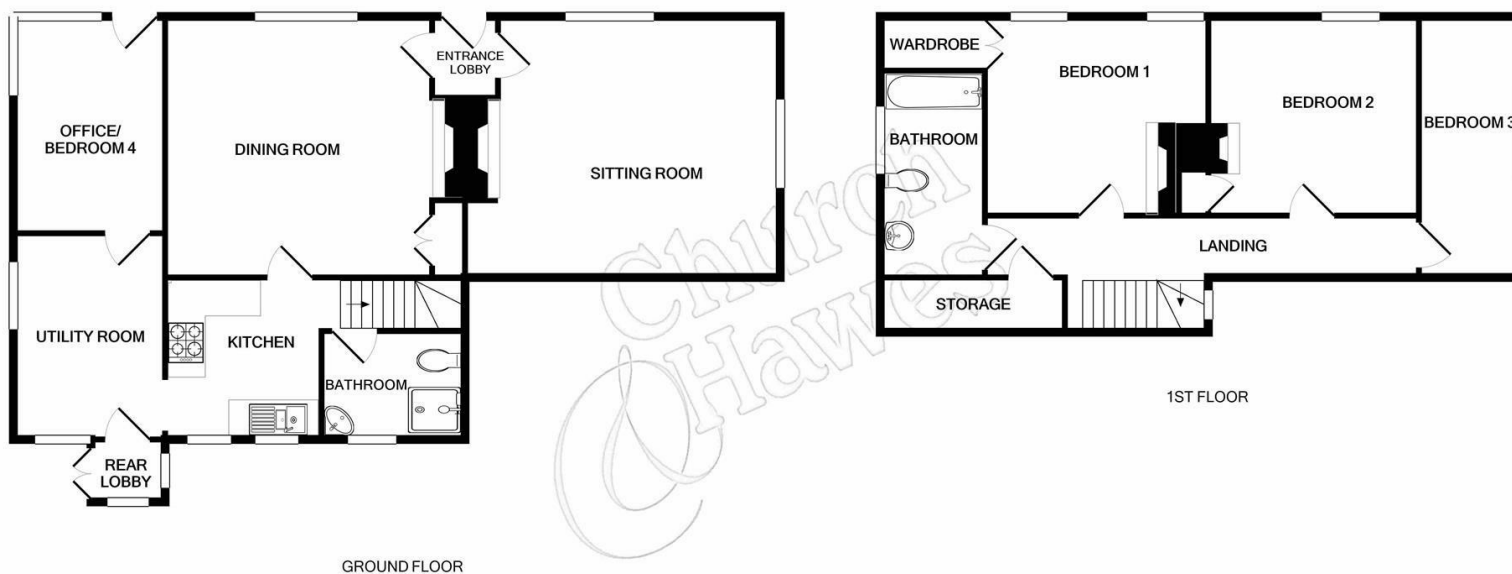
Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving 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.











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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