



East End Road, Bradwell-on-Sea , Essex CM0 7PW
Price £995,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

A Rare Opportunity to Acquire a Stunning Grade II Listed dwelling in Bradwell-on-Sea

Offered for sale for the first time in over 50 years, this exceptional Grade II listed detached property occupies a picturesque setting within the sought-after waterside village of Bradwell-on-Sea. Dating back to the mid-to-late 1700s, the property was originally three cottages and has since been combined to create a substantial family home full of character and charm.

The spacious accommodation comprises four/five reception rooms, a country-style kitchen/breakfast room, utility room, shower room and garden room. To the first floor are four generous double bedrooms enjoying far-reaching countryside views, including a principal bedroom with en-suite shower room, alongside a well-appointed family bathroom.

The property sits within beautifully maintained grounds of just over one acre, featuring formal gardens, landscaped grounds and a fenced, floodlit tennis court. Extensive driveway parking leads to an impressive detached garage block with storage and a substantial loft space offering excellent potential for conversion, subject to the necessary consents. A double stable block further enhances the property's appeal.

Bradwell-on-Sea is a charming coastal village on the Dengie Peninsula, offering a marina, beaches, sea wall walks, nature reserve, local amenities and rail connections to London Liverpool Street from nearby Southminster.

A rare opportunity to acquire a historic country home in one of Essex's most desirable coastal locations.



FIRST FLOOR:

LANDING:

BEDROOM 1: 13'10 x 11'5 (4.22m x 3.48m)

EN-SUITE:

BEDROOM 2: 15'10 x 9'2 (4.83m x 2.79m)

BEDROOM 3: 13'10 x 11'1 (4.22m x 3.38m)

BEDROOM 4: 11'3 x 9'1 (3.43m x 2.77m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALL:

RECEPTION AREA: 12'7 x 11'3 (3.84m x 3.43m)

SITTING ROOM: 15'10 x 11'3 (4.83m x 3.43m)

STUDY: 15'10 x 5'2 (4.83m x 1.57m)

GARDEN ROOM: 11'3 x 11'2 (3.43m x 3.40m)

DINING ROOM: 15'3 x 12'1 (4.65m x 3.68m)

SNUG/BEDROOM: 13'10 x 8'7 (4.22m x 2.62m)

KITCHEN/BREAKFAST ROOM: 13'10 x 11'2 (4.22m x 3.40m)

SHOWER ROOM:

UTILITY: 11'2 x 6'6 (3.40m x 1.98m)

EXTERIOR:

EXTERIOR:

GARAGE BLOCK:
Double Garage - 28'6 x 16'4
Single Garage - 9'1 x 16'4

GARAGE BLOCK FIRST FLOOR:

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band G.
The property is located on a private road for which the Vendor paid a Management Cost of £1,350.00 in December 2025.
Drainage is via an individual septic tank.

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 Notes
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should

satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

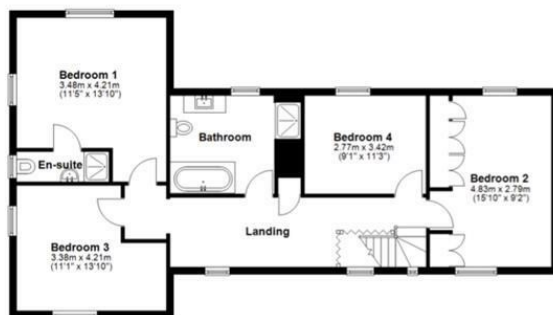
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







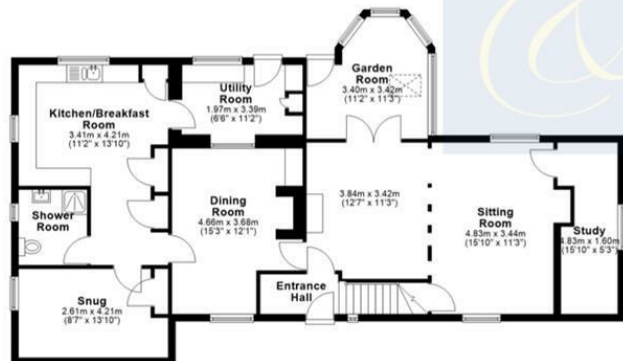
First Floor



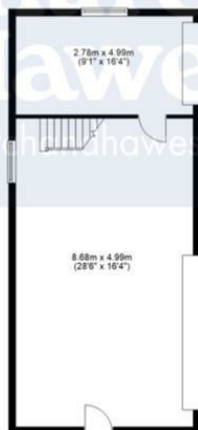
Approximate Internal Floor Area
Main House 201 SQ M 2166 SQ FT
Garage Block 116 SQ M 1242 SQ FT
Stables 25 SQ M 268 SQ FT
Total 342 SQ M 3676 SQ FT

This floor plan is for guidance to layout only and is
NOT TO SCALE.
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass
bearings before making any decisions reliant upon them.
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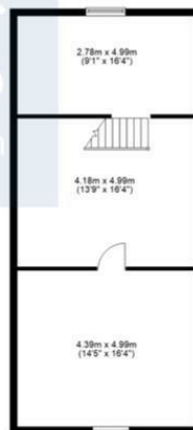
Ground Floor



Garage Block



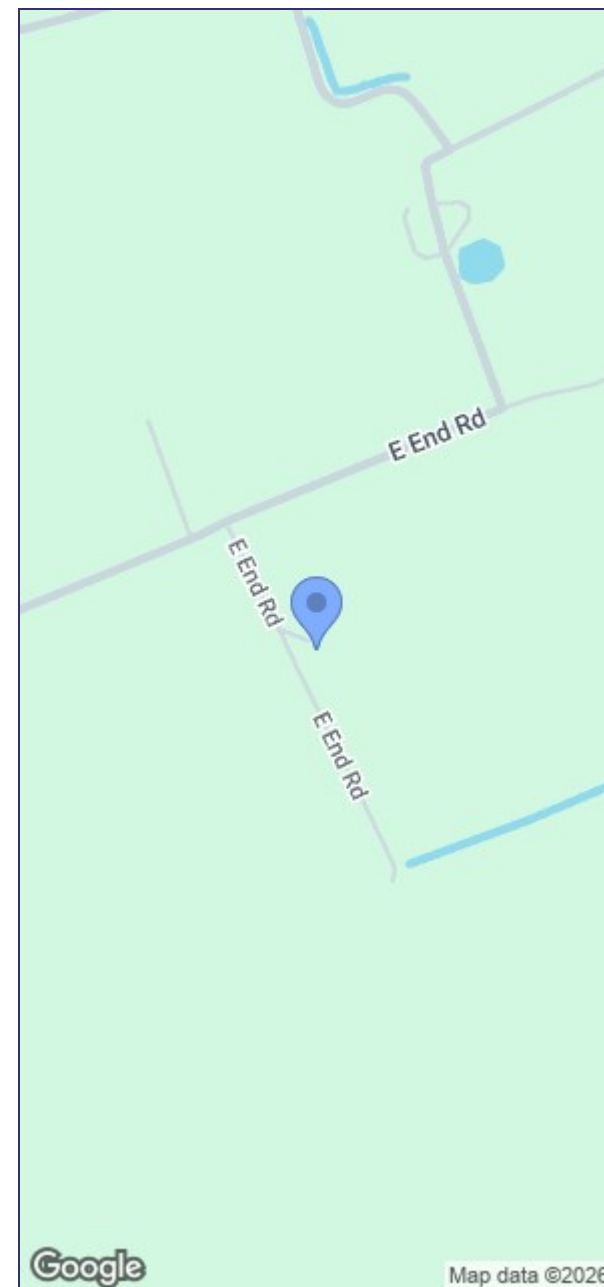
Garage Block First Floor



Stables



efficient
property
marketing







Have you put the
chickens to bed?