



**Church
Hawes**
churchandhawes.com

Buckeridge Way, Bradwell-on-Sea , Essex CM0 7QQ
Guide price £300,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****Guide Price £300,000 to £325,000****

Set in the tranquil waterside village of Bradwell-on-Sea, with uninterrupted views across neighbouring fields, this delightful semi-detached family home offers spacious and versatile accommodation in an idyllic rural setting.

The ground floor welcomes you with an inviting entrance hall leading to a cloakroom, a well-appointed kitchen, and a generous open-plan living/dining room that flows seamlessly into a bright conservatory overlooking the rear garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom.

Outside, the property enjoys generous front and rear gardens, both bordering open countryside and offering far-reaching rural views. The rear garden provides an excellent space for outdoor entertaining, family activities, or simply relaxing while taking in the peaceful surroundings. A substantial workshop/garden room adds further versatility, making an ideal home office, studio, gym, or hobby room. Off road parking is on offer at the start of the walkway with access to a garage with parking space in front.

Combining a sought-after village location, generous living space, and stunning countryside views, this is a fantastic opportunity to acquire a wonderful family home in one of the area's most desirable settings. Energy Rating: D.



ACCOMMODATION COMPRISES:

FIRST FLOOR:

LANDING:

BEDROOM: 11'5 x 8'6 (3.48m x 2.59m)

BEDROOM: 10'10 x 9'7 (3.30m x 2.92m)

BEDROOM: 8'6 x 7'7 (2.59m x 2.31m)

FAMILY BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

CLOAKROOM:

KITCHEN: 11'2 x 9'6 (3.40m x 2.90m)

LOUNGE/DINER: 17' x 14'9 (5.18m x 4.50m)

CONSERVATORY: 8'6 x 7'10 (2.59m x 2.39m)

EXTERIOR:

Generous frontage retained by picket fencing.

Attractive landscaped rear garden with field views offering covered decked pergola seating area and further decked and paved areas. Substantial workshop/garden room to side.

The property benefits from a single garage and residents parking.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.

BRADWELL-ON-SEA:

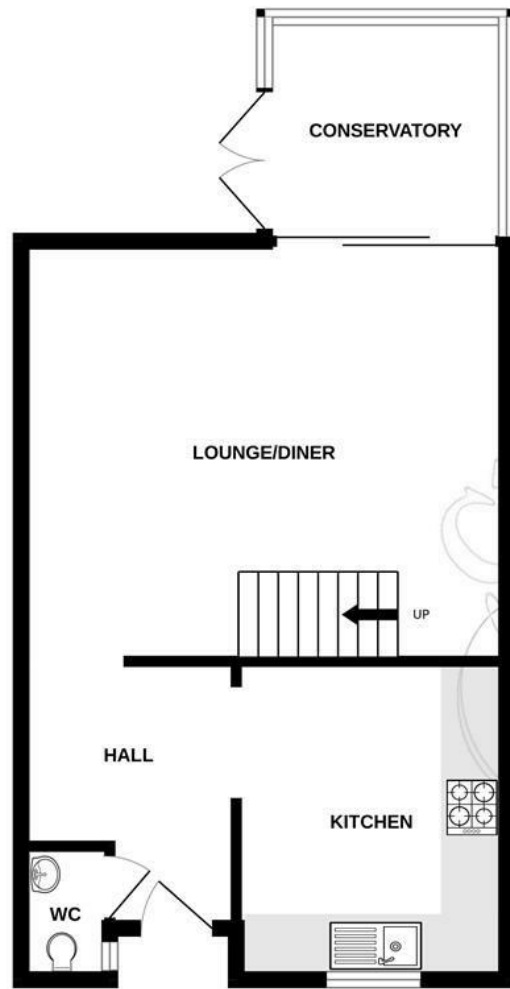
Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving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

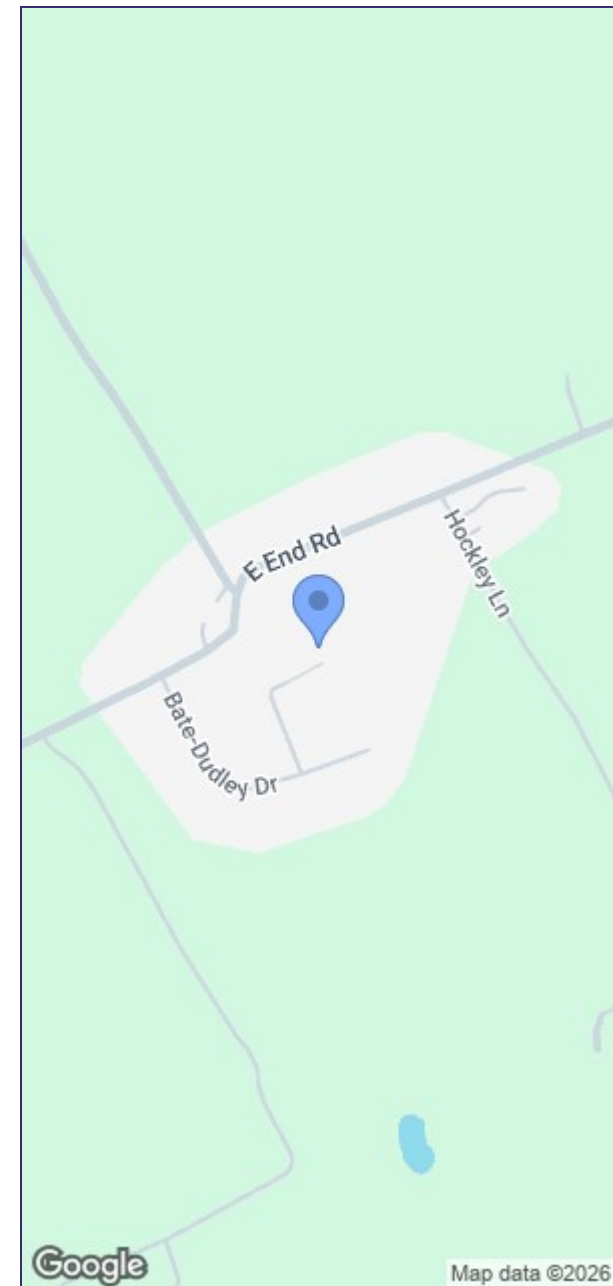
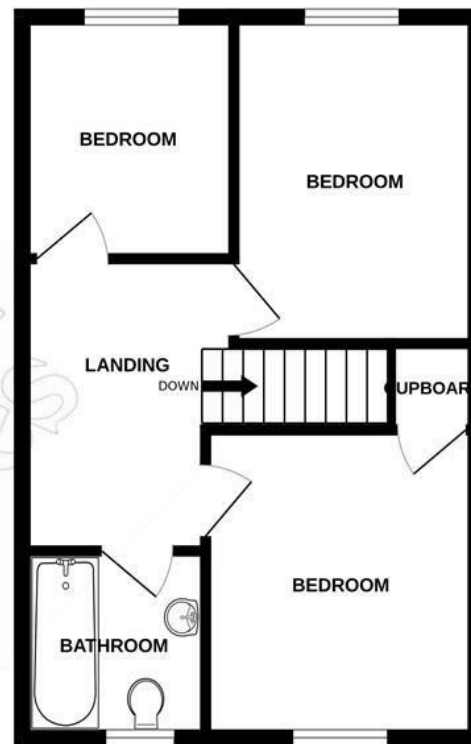




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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