

# B E BAKER ESTATES

ESSEX  
PROPERTY ADVISORS AND ESTATE AGENTS



**Bradfield Road, Manningtree, CO11 2SJ**

**Asking price £650,000**



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### Some More Information

Entering the property the entrance lobby gives way to the kitchen breakfast room where half vaulted ceiling has 4 roof lights and bi-folding doors leading to the expansive rear garden along with a range of eye and base level cupboards beneath wood block work surfaces. In addition the lobby provides access to the utility room and single width integral garage complete with vehicle inspection pit. An opening from the kitchen leads into the dining room which has twin doors leading to the sitting room and an opening leading to the conservatory. The sitting room stretches across the front of the property and provides access to the second and original front door and inner lobby. Worthy of note in the sitting room is the fireplace with feature wood burner stove inset.

Adjacent to the fireplace there is a further door leading to the 4th reception room, which is currently used as a study. Completing the ground floor accommodation is the rear hall where the stairs rise to the first floor and a further door leads to the ground floor bathroom which is fitted with corner bath and vanity sink unit, low level W.C. and window to the rear elevation.

To the first floor there are four bedrooms, the principle bedroom suite bedroom one is located to the end of the central landing which provides access to all four bedrooms along with an airing cupboard.

Bedroom one has a window to the front elevation along with circular porthole style window to the side elevation, there is an area within the bedroom which is fitted with wardrobes and a door gives access to the en-suite bathroom. The en-suite bathroom comprises panel enclosed bath, W.C. bidet and wash hand basin. Accessed from the bedroom is a dressing room which has a dormer window to the front elevation, which given it's size could be utilised as an additional nursery bedroom. Bedroom two also benefits from two built in wardrobes, has a window overlooking the rear garden and en-suite shower room comprising low level W.C. wash hand basin and walk-in shower enclosure. Bedroom three is also a double bedroom with dormer window to the front elevation whilst bedroom four is a single room also having a dormer window to the front elevation.

### Externally

To the front of the property there is off street parking for up to four vehicles which is flanked by an area of lawn and shingle pathway leading to the entrance door. The driveway gives way to the single width garage that also benefits from a vehicle inspection pit, whilst gated access leads to the side of the property and around to the rear. The rear garden commences with a paved patio to the immediate rear of the home, and steps up on to the lawn, which continues through the rose arbour to a further area of lawn shrub planting and sheds.

### Location

Located on the outskirts of the village of Bradfield and nearby Wix, this beautiful cottage enjoys a countryside position whilst being close and conveniently located to both villages.

### Lobby

### Kitchen

12'1" x 10'9" (3.68m x 3.28m)

### Utility Room

### Breakfast Room

17'5" max x 13'11" (5.31m max x 4.24m)

### Study

10'4" x 6'10" (3.15m x 2.08m)

### Sitting Room

20'10" x 13'0" (6.35m x 3.96m)

### Dining Room

13'10" x 9'11" (4.22m x 3.02m)

### Conservatory

11'6" x 7'9" (3.51m x 2.36m)

### Bathroom

6'7" x 6'6" (2.01m x 1.98m)

### Bedroom One

16'6" x 11'0" (5.03m x 3.35m)

### En-Suite

10'6" x 5'10" (3.20m x 1.78m)

### Dressing Room

11'10" x 6'10" (3.61m x 2.08m)

### Bedroom Two

12'4" x 10'1" (3.76m x 3.07m)

### En-Suite

6'6" x 4'9" (1.98m x 1.45m)

### Bedroom Three

10'11" x 8'10" (3.33m x 2.69m)

### Bedroom Four

8'11" x 6'7" (2.72m x 2.01m)

### Garage

22'0" x 9'6" (6.71m x 2.90m)

### Services

Mains Electric  
Oil Fired Heating  
Mains Water  
Mains Sewerage

Planning Applications in the Immediate Locality - Speak with selling agents.

Construction Type - We understand the property to be predominantly of brick and block construction.

The property does not have step free access to the property.

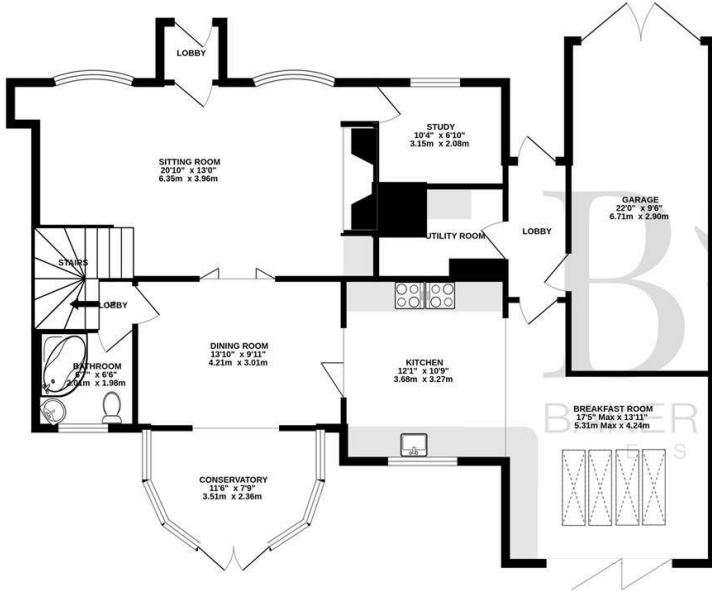
Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – March 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE (details obtained from Ofcom Mobile and Broadband Checker) - March 2026.

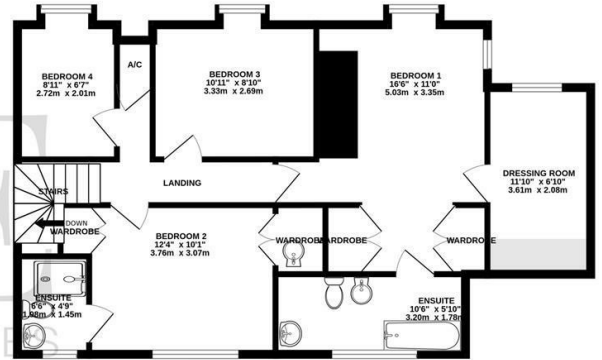
Flooding from Surface Water – Low Risk  
Flooding from Rivers and Sea - Very Low Risk  
Flooding from Reservoirs Unlikely In This Area  
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - March 2026



GROUND FLOOR  
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

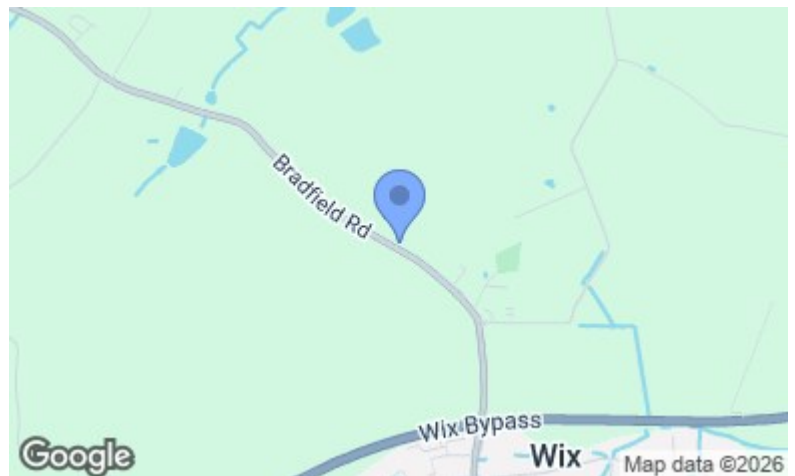


TOTAL FLOOR AREA : 1996 sq.ft. (185.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very very efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	64
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.