



Mill End, Bradwell-On-Sea CM0 7HJ  
£675,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located on the fringes of the picturesque river fronted village of Bradwell On Sea, which offers a community run store, a public house/restaurant, church and a primary school.

This area is semi rural with many gorgeous countryside and coastal walks and for the water sports enthusiasts, a marina, slipway and local beach to enjoy.

'Hill House' circa 1791 is an incredibly from first appearance deceptively spacious, three/four bedroom detached period property. There are many fine features and quirks that we mention in our description, and we would urge you to pay particular attention to our photography and video tour.

The ground floor offers an entrance porch and hallway, kitchen with cellar, dining/breakfast room, inner hallway with hatch to a substantial full head height cellar and sauna room, sitting room, reception room/potential bedroom four with adjoining bathroom, two staircases.

The first floor has three bedroom with a Jack and Jill bathroom and an additional shower room. Externally a large and private rear garden with double gates from Mill road to a substantial double garage/parking and workshop with a large first floor space, extensive patio and garden and raised veranda from the kitchen. In addition to this the property also offers even more parking to the front, for multiple vehicles.

### Entrance porch

Entrance door to a good size porch with double glazed window to the front and cast iron column style radiator, Wooden door with lead light stained glass to the hallway.

### Hallway

Oak staircase to the first floor, part original oak panelled walls, column style radiator and understairs storage cupboard.

### Sitting room

12'9 x 12'3  
We have mentioned the property retains many of its historical features and the sitting rooms echoes this, with the original oak panelled walls and exposed beams. Open fireplace with cast iron wood burner

and a built in cupboard to one side, television point and radiator. Two double glazed windows to the front, one of which is a bay with window seat and storage below, door to the inner hallway.

### Inner hallway

The inner hallway has down lighting and a lockable hatch to the main cellar and sauna room and door to the reception room/potential fourth bedroom with adjacent bathroom. PLEASE NOTE the main cellar and sauna hatch is accessed from here along with an outside access.

### Reception room/poten bedroom 4

13'4 x 12'7  
PLEASE NOTE this would make potentially an ideal fourth bedroom particularly with the adjoining adjacent bathroom, how ever it would equally make a fine reception room of your choice. Open fireplace with cast iron wood burner, down lighting, two radiators, two double glazed windows to the front one of which is a bay. Doors to the bathroom and second staircase.

### Bathroom

Tiled flooring and walls, panelled bath, oversize hand wash basin with vanity drawers below, close coupled w/c. Down lighting, oversize chrome heated towel rail, plumbing for washing machine and a double glazed window to the rear.

### Kitchen

12'4 x 7'2  
The kitchen has a range of fitted base units and drawers with complimentary work surfaces over, serving hatch to the sitting room. Inset stainless steel sink with double drainers, inset electric hob, built in oven, space for a fridge/freezer, plumbing for dish washer and washing machine. Door to a walk in larder, double glazed windows to the rear along with a large electric opening velux window, hatch to the second cellar.

### Walk in larder

This is a great old style larder with a double glazed window to the rear, door to the inner hallway and a ceiling hatch originally to drop down the laundry.

### Dining/breakfast room

12'8 x 8'5  
This is a good size room off the kitchen with plenty of

space for a family table and chairs. Built in Welsh style dresser to one wall and an open fireplace with wood burner that also heats an additional hot water tap in the kitchen. Double glazed sash window to the side, double glazed window and stable door to the rear and radiator.

### Half and main landing

Original oak staircase and oak panelled walls, double glazed window on the half landing to the side and loft access on the main landing.

### Bedroom one with Jack and Jill bathroom.

13'6 x 12'5  
An excellent size room with original exposed beams and openings to the eaves, built in cupboard and two radiators. Double glazed window to the front, loft access and open Jack and Jill bathroom/ Bathroom with PLEASE NOTE this has a hand wash basin and close coupled w/c only, chrome heated towel rail bidet, exposed beams and a double glazed window to the rear.

### Bedroom two Jack and Jill bathroom

13'3 x 13'5  
PLEASE NOTE access can from the Jack and Jill bathroom or from the second staircase from the reception/potential fourth bedroom. This is another good size double room with double glazed windows to the front and side, exposed original beams, television point and radiator.

### Bedroom three

8'5 x 7'9  
Down lighting, radiator and a double glazed window to the side.

### Shower room

Walk in shower, close coupled w/c, hand wash basin and down lighting.

### Main cellar & sauna room

15'3 x 12'8 plus sauna room  
PLEASE NOTE this is a large room with full head height, access from the internal inner hallway and also externally. The cellar has a large original open fireplace with bakers oven, brick flooring, two radiators, exposed original beams, two radiators and floor mounted oil boiler. Door to the sauna room. Fully operational Sauna, radiator and a walk in shower.

### Cellar two

11'6 x 9'2  
PLEASE NOTE this is accessed from a hatch in the kitchen, unlike the main cellar although a great space this does have restricted head height, power and light.

### Double garage/ workshop and first floor space.

18'5 x 15'8 1st floor 23'4 x 11'8 + 11'6 x 9'2  
This is a superb detached double garage/work shop and first floor space made up of two areas, PLEASE NOTE the measurements are for the work shop and first floor.

The double garage has dual electric roller doors, power and light. The work shop is an excellent size and ideal for working from home or for filling all your hobbies, also with a cast iron wood burner and drop down stairs to the first floor. The first floor has two separate areas plastered and with down lighting, the larger space has a window to the side and two front facing velux windows plus eaves storage. The second area has eaves storage and a velux window to the front. PLEASE SEE the photography to appreciate the space and opportunity on offer.

### Garden and parking

The rear garden and parking can be accessed via Mill Road in a vehicle through double gates, offering parking for multiple vehicles, camper/caravan or boat. The garden is very private and commences with a substantial patio/entertaining area which extends to one side past the external cellar door to a path with water tap and side gate and arch to the front. The main part of the garden is neatly laid to lawn extending down the side of the garage/workshop to a garden/potting shed. There is a raised veranda which can be accessed from the kitchen or steps up to from the garden, this has storage space below and attached log store.

### Frontage/driveway

The property has the extra benefit of further drive/parking to the front for multiple vehicles.

### AGENTS NOTE

We would urge you to pay particular attention to the photography and video tour, as the property is so



**Consumer Protection from Unfair Trading Regulations 2008.**

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Energy Efficiency Rating		
	Current	Potential
Very energy 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		
<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	



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