East End Road, Southminster CM0 7PT

£485,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Cricketers Cottage believed to date back to 17th/18th century a beautifully and very sympathetically restored Grade II listed cottage. The current vendors have worked along side the Heritage Society to keep the wonderful character and features of this stunning cottage intact.
We would urge you to pay particular attention to the photography and video tour to appreciate just how amazing the garden really is.

The village offers a community run shop, public house/restaurant, church and primary school and nearby the marina and restaurant/bar. Amazing river and rural walks and the famous St Peter On The Wall Chapel, the oldest church in England built by St Cedd in 654AD just a short walk away.

This detached three bedroom cottage also comes with a wonderful self contained annexe and potential to use for Airbnb or similar.

The ground floor is approached by a generous cloaks/boot room leading into the dining room, lounge and kitchen all of which share beautiful garden and field views and utility room, bathroom and Granny room (ground floor bedroom) again looking onto the garden and fields.
The first floor has a landing and two further excellent size double bedrooms with incredible views over the garden and open fields.
The garden as mentioned is incredible and offers peace and tranquillity along with an abundance of wildlife, whether to relax, entertain or to Alfresco dine.
The pitched roof detached annexe offers a wonderful self contained space, open plan kitchen, lounge/sleeping, wet room and a ladder to the Mezzanine floor/space with large Velux and circular windows.
Gated front entrance to a driveway, space for boat/caravan and a detached garage with up and over door.

Entrance cloaks/boot room
11'2 x 6'5
Wooden entrance door with the original door furniture to a good size cloaks/boot room.

Kitchen
10'3 x 9'2
The kitchen has exposed original wooden floorboards and a range of indigo blue eye level units, matching base units incorporating an integrated dish washer and inset stainless steel sink and wooden work surfaces over. Stainless steel Smeg gas oven with above extractor, space for a fridge/freezer, windows to the rear and side and part exposed beams to one wall.

Lounge
11'7 ext in door recess to 15'9 x 13'8
The lounge which has original open floor to ceiling beams to the dining room, and is a gorgeous room with a large open Inglenook style fireplace ready for a roaring winter fire. Original exposed wall beams and floorboards, radiator, door and window to the rear which has amazing views across the garden and open fields. Door to the stairs and an understairs storage cupboard, part exposed brick work and doors to the bathroom and utility room and also the granny room/bedroom.

Dining room
13'6 x 11'2
Another lovely room with original exposed wall and ceiling beams and exposed wooden floorboards. Plenty of room for a family table and chairs, ideal for family gatherings, entertaining or to sit and enjoy the amazing views across the garden and open fields from the rear facing window.

Bathroom
Nicely designed and great use of all the space, porcelain plastered walls, free standing bath, close coupled w/c and wet room rain shower. Down lighting, recessed shelf for toiletries, expel air, window to the front and door to the utility room.

Utility room
6'7 x 5'8
Exposed wood floor boards, wooden work surface with plumbing for washing machine and tumble dryer below. Floor mounted gas boiler, lagged water tank and window to the side.

Granny room/bedroom
11'4 x 9'2
An excellent size double bedroom with a window to the rear enjoying those wonderful garden and field views, exposed wooden floorboards and radiator.

First floor landing
Small loft hatch.

Bedroom
13'5 x 12'1
All the bedrooms are good size double rooms and this room has original exposed floorboards and beams. Exposed brick chimney breast, radiator and window to the rear overlooking the garden and fields.

Bedroom
13'4 x 11'6
Another lovely size double bedroom again with a window to the rear overlooking the garden and fields, radiator and original exposed wood floorboards.

Annexe
The annexe has planning consent and is a detached pitched roof building nestled in the beautifully landscaped garden.

Open plan lounge/sleep area & kitchen
The lounge is open plan to the kitchen with oak wooden flooring, double glazed double doors to the front with a decked veranda, enjoying incredible views across the garden and open fields. Door to the wet room and ladder to the Mezzanine floor above. The kitchen has a range of fitted eye and base Indigo Blue units with work surface over, integral fridge, stainless steel sink, inset electric hob with extractor and stainless steel oven below, double glazed window to the side.
Wet room.

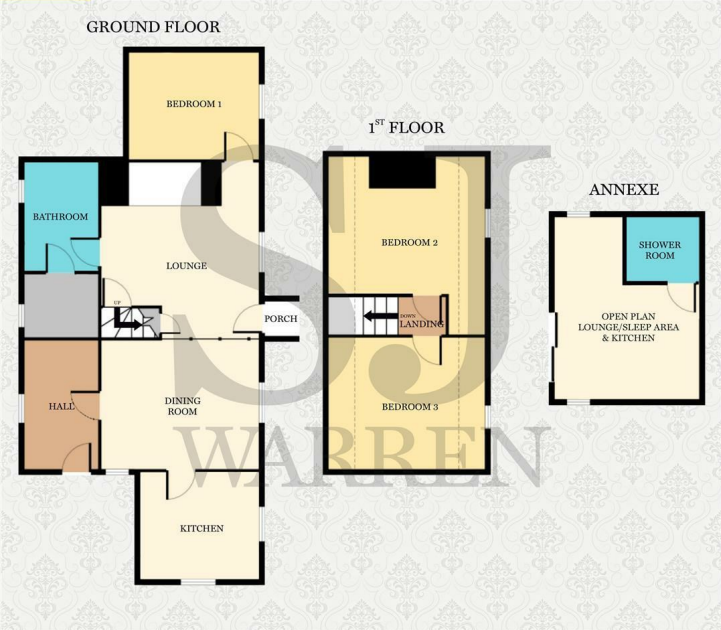
Wet room
Tiled walls, rain shower, close coupled w/c, hand wash basin, down lighting and expel air.

Mezzanine floor
This has a ladder from the lounge and has a large velux double glazed window to the rear and a circular window to the side.

Garden
The garden is a large space and it offers peace, tranquillity and a haven for wildlife it really is impossible to do it justice in words, so we would urge you to pay particular attention to the photography, aerial shots and video tour. In brief there are mixed well stocked borders with a wide range of shrubs, plants and flowers, mature trees including a beautiful weeping willow with swing and a wild to nature area. For those entertaining days there are various spaces including a fire pit with log seating, an Alfresco dining area and when you have had enough sun, a shaded seating area to cool off, plus much much more.
This is all finished by an infinity open rear boundary to the rear overlooking open fields.

Own drive to detached garage
The cottage has a gated front entrance to its own drive for a multitude of vehicles, space for a boat/caravan. Detached garage with up and over door.

Cricketers Cottage, East End Road, Bradwell-On-Sea, Southminster



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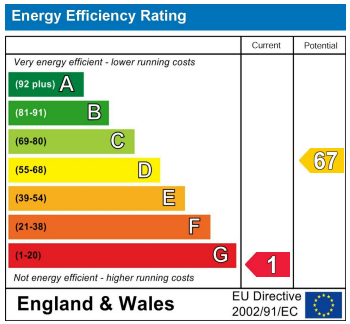

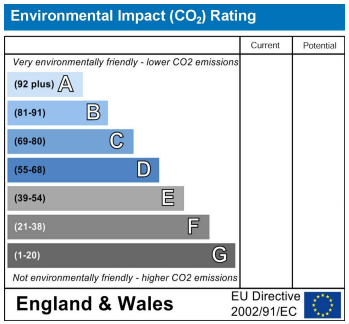

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