



Oak Lodge, Maldon Road,  
Bradwell-on-Sea

Maldon Road, Bradwell On Sea CM0 7HS  
Guide price £425,000

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 Bradwell On Sea but still offering easy accessibility to picturesque village, marina and river front.

The village has a well run community shop, primary school and public house/restaurant and the marina also enjoys a restaurant and bar over looking the marina.

A once in a blue moon opportunity to purchase a unique property on a fantastic landscaped plot of 0.36 of an acre offering a rural and beautifully private and secluded space.

**PLEASE NOTE** this gorgeous wooden constructed two bedroom detached bungalow has been designed, fitted and loved by its current owners and has many bespoke hand crafted features throughout the property.

**WE WOULD** urge you to pay particular attention to the photography, drone Ariel shots, and video tour, to truly appreciate, the property, location and plot. The bungalow offers a superb open plan lounge, kitchen, dining room with multi burner and vaulted ceiling and exposed beams, large larder, plenty of storage. Two bedrooms one with en-suite w/c and wash basin, both with bespoke fitted wardrobes, wet room and a spacious summer room.

The gardens are amazing, with various sheds with power, summer room with power and wood burner, a substantial detached double garage with a rear laundry room and boarded loft.

Double gated entrance to parking for a lot of vehicles, caravan, boat and more.

### Entrance door

Bespoke hand crafted wooden entrance door to the hallway. This has a range of bespoke hand made fitted cloaks cupboards and drawers which back the built in larder, tiled flooring.

### Lounge, kitchen and dining room.

19'12 x 15'9

It really is a problem to describe and do the property the justice it deserves, in particular to appreciate the hand craftsmanship that is evident in all the rooms and indeed the outside space.

The open plan works particularly well, even more so with the wonderful beamed and vaulted ceiling. The lounge has a part raised fireplace with a multi fuel cast iron burner with enough capacity to keep all the

rooms warm. There is access to the loft space via a hand crafted iron ladder with a bespoke door entrance that has a decorative lead light insert, double glazed window to the side and a television point and quality half inch solid oak flooring throughout up to the kitchen.

The dining area offers plenty of space for a good size table and chairs and has a unique hand designed web lead light above head window, double glazed window to the side and reclaimed lead light stained glass double doors to the summer room.

The kitchen once again is a hand built bespoke range of base units and drawers with complementary work surfaces over. Inset gas hob (Calor gas bottles) and oven below, inset one and a half white sink, space for a fridge/freezer. There is a very large walk in larder/pantry with electric light and led light stained glass windows, double glazed windows to the front and side.

### Summer room

9'60 x 7'56

The summer room has a glass roof which has now been insulated and clad to make an excellent all year round room. Two single doors to the rear, French doors to the side and a gorgeous courtyard to enjoy breakfast or Alfresco dining and double glazed windows to both sides.

### Inner hallway

The inner hallway has a down lighter and 1930s style pine stripped doors to all rooms.

### Bedroom one en-suite

11'2 x ext to 7'87

The main bedroom is a good size double with bespoke hand crated wardrobes and cupboards to one wall, giving bags of hanging and storage space. Wood effect laminate flooring, recess for dressing table or more wardrobes, double glazed window to the rear and double reclaimed doors to the en-suite.

The en-suite has a circular free standing hand wash basin with vanity cupboards below, close coupled w/c and double glazed window to the rear.

### Bedroom two

8'4 x 7'7

This again is a good size double room, wood effect laminate flooring, bespoke hand crafted wardrobes

and cupboards to one wall one with the lagged water tank. Part wood panelled walls and a double glazed window to the front.

### Wet room

Underfloor electric heating, tiled walls, walk in shower, close coupled w/c, hand wash basin. Chrome heated towel rail, expel air and a double glazed window to the front.

### Entrance, Rear and gardens

**PLEASE AGAIN NOTE** to fully appreciate the beauty, tranquillity and the array of landscaped and mature, plants, shrubs, flowers and more please pay particular attention to the drone ariel shots, photography and video tour.

The property has a right of way access across the front to the beginning of its driveway which is split by to five bar gates, leading to the main parking and substantial double garage (please see write up). The drive way offers space for many vehicles and if you have a boat(s) caravan or camper then this is ideal, even more so if you work from home or have and use trailers.

The garden to the rear is landscaped with many mature shrubs, trees and flowers and fruit trees and continues to a neatly laid lawn which extends and wraps around the side of the property, again with lots of established planting. The plot and gardens continue to a large garden allotment area with a good size garden shed and adjacent chicken run and a gate leading in to the neighbouring field.

The current vendors love and respect the countryside and wildlife and have left a part of the garden to nature, which then leads on to summer house which has power and light and a wood burner (requiring a new flue). This is a superb place to relax, chill out and enjoy the wildlife, winter or summer.

There is a further good size shed which is insulated and has power and light and to one side a wood store and potting shed to the other.

### Double detached garage

16'7 x 15'15

This whether for vehicles or as a work shop, offers bags of space and has a loft access which is boarded and also has a n outside loft access door, power and light with double opening doors to the front.

To the rear there is a very good size laundry room with sink and a variety of units, door to the rear.

### AGENTS NOTE

The property offers so many fine bespoke hand crafted features and the most superb secluded plot, offering its new owners endless opportunities to enjoy.



#### Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

| 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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