



Kings Road, Southminster CM0 7EJ  
£725,000

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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Situated in the village of Southminster which is surrounded by open countryside, great for dog walks or just to enjoy the rural area.

Southminster has an array of shops, restaurants, doctors surgery, community swimming pool, primary school and a railway station linked to London Liverpool Street Station.

The coastal town of Burnham On Crouch is only approximately 2.9 miles and for your larger shopping requirements the town of Maldon is 11 miles.

The Bays a Grade II listed period property circa 1856 and the rear wing of the property reputedly dating back to the early 1700s.

The property retains many of its original features and the modifications have been undertaken sympathetically, in keeping for a property of its era.

The approach is via a gated part walled and fenced entrance to a large formal driveway, running alongside the original horse and carriage stables and hay loft and adjacent to the main and neatly laid private lawn, side patio/entertaining area extending to the rear.

The property has the main and side entrances and on the ground floor a sitting room, lounge, dining room, kitchen, utility room and bathroom.

The first floor via a split level landing offers four excellent size double rooms, two of which have en-suite bathrooms.

### Entrance and hallway

The main entrance has the original door and furniture/locks to the hallway, with stairs to the first floor split landing and radiator.

PLEASE NOTE the property as referred to, retains many of the original features which are depicted in our photography and video tour.

### Sitting room

15'6 x 12'2

All the rooms are totally versatile giving you plenty of options to configure there use to suit your requirements. Quality wood effect flooring, two windows to the side aspect, and a sash window to the front ( PLEASE NOTE ) the vendors have had the sash windows refurbished in their occupation. White fireplace surround and original cast iron fireplace, down lighting and radiator.

### Lounge

14'3 x 11'9

A nice cosy room with an open fireplace and cast iron wood burner to enjoy those cold winter evenings.

Tiled flooring and open to the kitchen, radiator and underfloor heating window to the side, door to the rear lobby and utility room.

### Dining room

15'8 x 12'6

Quality wood effect flooring and part exposed beams to one wall, original cast iron fireplace with double cupboard below, radiator and sash window to the front. Plenty of room for a good size family table and chairs, great for entertaining.

### Kitchen

17'5 max x 8'9

Tiled flooring and underfloor heating down lighting and solid wood units with under lighting and back tiling, matching base units and drawers with solid wooden work surfaces over. Inset butler sink with mixer tap and water softener, quality stainless steel range style cooker with gas hob and double electric oven, stainless steel splash back and above stainless steel extractor. Sash window to the side, window to the rear and open to the side entrance porch.

### Side entrance porch

This entrance again has an original door lock/furniture, tiled flooring and door to the ground floor bathroom.

### Rear lobby and utility room

11'7 x 6'4

The rear lobby has a door to the rear patio and garden area and a large pantry, leading to the a good size utility room. Space for tumble dryer and utilities, wood flooring, windows to the rear and side.

### Ground floor bathroom

Walk in over size shower cubicle with rain shower and hand held shower, w/c with built in cistern, free standing circular sink with vanity cupboard below. Tiled walls and flooring, chrome heated towel rail and underfloor heating, window to the side with white shutter/blind.

### Split level landing

Split level landing with a sash window to the front.

### Principal bedroom en-suite

14'3 x 12'7

An excellent size room, bright and airy with a sash window to the front and part exposed beams to one wall. Single built in cupboard/wardrobe radiator and stairs down to the en-suite.

En-suite Tiled flooring, down lighting, part exposed beams, close coupled w/c, free standing sink, expel air. Sash window to the side with white shutter/blind, down lighting and loft access.

### Bedroom two

14'3 x 12'5

Another excellent size double room with a single built in cupboard/wardrobe, sash window to the front and radiator.

### Bedroom three en-suite

This double room makes a great guest room with a double built in wardrobe/cupboard, radiator and sash window to the side.

En-suite Panelled bath with taps and shower attachment, close coupled w/c and a pedestal hand wash basin, sash window to the side and radiator.

### Bedroom four

16'1 x 6'6

Part reduced head height to one side but still an excellent size fourth bedroom, sash window to the side and radiator.

### Garden, drive and carriage stables.

The property has a large front garden which is nice and private, neatly laid to lawn with fenced boundaries and two mature horse chestnut trees.

There is a gravel seating area to the front of the house and the garden extends to one side. This side of the house has a large private patio/entertaining area with two mature bay trees and extends to the rear of the house, also giving access to the opposite flank.

The gated entrance opens up to a large gravel driveway for a multitude of vehicles, to one side is the original horse and carriage stables and hay loft with power and light to the ground floor.



#### 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		
England & Wales		
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		
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