



St. Peter's Court, Southminster CM0 7JE  
£800,000

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 in the riverside village of Bradwell On Sea which offers some gorgeous coastal and rural walks. If you enjoy your sailing and water sports then Bradwell offers a lovely marina with a restaurant/bar, for your local shopping needs there is a excellently run communal shop.

In addition there are two public house/restaurants, primary school and the famous St Peters on the wall church, a regular tourist attraction dating back to the mid seventeenth century.

The village of Southminter with a rail link to London Liverpool Street and various shops is only 7 miles away and the larger riverside town of Burnham On Crouch is just over 10 miles away.

This superb executive style five bedroom detached house offers the potential to have 6/7 bedrooms if required and sits on a fabulous plot of approximately 0.39 of an acre. .

The property offers a wealth of accommodation with the first floor having a wonderful spacious hallway, cloakroom/w/c, lounge, dining room, kitchen/breakfast room, utility room, study and a playroom or reception room of choice.

The second floor has a wonderful gallery landing, five double bedrooms, the principal room having an en-suite and dressing room and a second en-suite to the guest room and a family bathroom.

The third floor offers an amazing room with the stairs to the center, in excess of 51ft, offering the potential to make two further bedrooms or a show piece cinema room or similar.

Externally the gardens wrap around the property offering a high degree of privacy, parking for lots of vehicles, space for a boat, caravan/camper and a detached double garage with loft space.

### Entrance hallway

Wooden entrance door to a very spacious hallway with quality wood effect flooring, stairs to the second floor, cloaks cupboard, understairs cupboard and radiator.

### Kitchen/breakfast room

Once again a lovely size room with tiled flooring running through into the utility room. Fitted with a range of oak fronted eye level units., matching base units and drawers, integrated dish washer and quality quartz work tops and large larder. Matching island with drawers, inset one and a half stainless steel sink, built in Bosch stainless steel oven with above inset

electric hob and stainless steel extractor, space for fridge/freezer. Down lighting bay window to the rear and a double glazed window to the side.

### Lounge

We would point out that all the rooms within the property offer wonderfully bright and airy, due to the large dual of triple aspect windows.

The lounge again has quality laid wood effect flooring, a sandstone fireplace and surround with an open fire, two radiators, television point and inset acoustic ceiling speakers. Double dual glazed windows to the front and double glazed double doors and side screen windows to the rear.

### Dining room

This is a fabulous size room great for entertaining or family gatherings, bags of light beaming here from the double glazed bay window to the front. Two radiators and two dual aspect double glazed windows and an inset acoustic ceiling speaker.

### Utility room

This room has matching eye and base units to the kitchen again with quality quartz work tops, inset stainless steel sink. Floor mounted oil boiler for water and heating(not tested) plumbing for washing machine and tumble dryer. Down lighting, expel air, double glazed window and door to the rear.

### Study

This and what we have mentioned as a play room/reception room are both versatile and really up to you, as to there use.

Double glazed window to the front and radiator.

### Play room, reception room

Double glazed windows to the front and side and radiator.

### Second floor landing

An attractive gallery landing with a double glazed window to the front, radiator, built in cupboard with the pressurised water tank and stairs to the third floor room.

### Principal bedroom en-suite & dressing room

Just what you would expect from a house of this stature, a very spacious room with a double glazed bay window to the rear and double glazed window to the side, television point and radiator.

Dressing room with triple fitted wardrobes to one wall, wall mounted electric heater and a double glazed window to the side.

En-suite walk in corner shower cubicle, built in cistern/w/c and sink with vanity surround and cupboards below, tiled walls and flooring. Down lighting, chrome heated towel rail, shaver point, expel air and a double glazed window to the front.

### Bedroom two

All the bedrooms are doubles and great sizes and for fear of repeating wonderfully bright and airy. Double glazed windows to dual aspects, radiator and television point.

### Bedroom three en-suite

An excellent guest room with dual aspect double glazed windows to the rear, radiator and television point.

En-suite tiled flooring and walls, walk in corner shower cubicle, built in cistern/w/c and hand wash basin with vanity surround and cupboards below. Tiled walls and flooring, chrome heated towel rail, shaver point, expel air, down lighting and a double glazed window to the front.

### Bedroom four

Double glazed windows to the front and side, radiator and television point.

### Bedroom five

A fifth double room with television point, radiator and a double glazed windows to the front and side.

### Family bathroom

Panelled corner bath, built in cistern/w/c and hand wash basin with vanity surround and cupboard below, chrome heated towel rail and expel air. Down lighting, tiled walls and flooring and dual double glazed windows to the front.

### Rear garden

The plot as mentioned is approximately 0.39 of an acre and the garden wrap around the property. There is a large main lawn which extends down one flank, with mature trees, shrubs and some planting and an inset fish pond.

The opposite flank is a substantial area offering the potential to extend the house (stp) offering space for another garage/home office or similar and leads to the property's frontage and driveway.

There is parking for many vehicles, space here for a boat(s), caravan/camper and more, leading to a detached double garage with up and over door, power/light and loft space above.

### Agents note

This is truly a lot of house for the money, in a great semi rural and private location, one to definitely put on your viewing list.



#### 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>		
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