



East End Road, Southminster CM0 7PX
Offers in excess of £950,000

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01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

The Old Rectory a six bedroom detached character property circa 1930s of approximately 2500 sq ft set in approximately 0.8 of an acre of mature gardens in the coastal village of Bradwell On Sea.

Nestled within the village The Old Rectory is a distinctive and generously proportioned detached residence, offering timeless charm versatile living space and an exceptional setting steeped in history. The chapel of St Peter -On The -Wall built by St Cedd around 654 AD now one of the oldest churches in England and a key piece of Saxon history, still standing as a place of worship and pilgrimage.

The village has a community run shop, a gorgeous church, public house/restaurant, marina with restaurant/bar and some superb coastal and rural walks.

Entrance hallway

Solid wooden entrance door with original Alms window opening to an impressive size reception hallway. Solid wooden flooring and panelled ceiling, radiator, understairs storage cupboard, stairs to the first floor landing.

Kitchen/breakfast room

22'2 x 9'4 dining area 14'8 x 9'6
This is an excellent size room with the kitchen having a large range of eye and matching base units with drawers and complimentary Quartz work tops over. One and a half white enamel sink, integrated fridge and dish washer, inset electric hob with above extractor and built in stainless steel fan oven. PLEASE NOTE the kitchen also has an excellent fully functioning coal fuel Aga stove which is a nice addition and compliments the kitchen, we understand from our vendors that this can be converted to electric with professional advice. Quarry tiled flooring and two double glazed windows to the front and a door to the side. The well proportioned breakfast area has ample space for a good size table and chairs and has part quarry tiled and wood effect flooring and radiator. There is a floor mounted oil boiler(not tested) built in cupboard and double glazed French doors opening on to the gorgeous rear garden.

Utility room and cloakroom/w/c

9'8 x 5'9

The utility room has wood effect flooring fitted base cupboards with work top over and an inset butler sink with mixer/rinse tap, plumbing for washing machine and tumble dryer. Double cupboard and a column radiator /heated towel rail, double glazed window to the front and privacy glazed panels and sliding door to the cloakroom/w/c. Low level w/c, hand wash basin with vanity cupboards below and part tiled walls.

Sitting room

17'8 x 14'9

A generous size bright and airy room with double glazed French doors and side screen windows opening up on to the mature private rear garden. Cast iron polished fireplace and surround for an open fire, television point, radiator, solid wood flooring and a double glazed window to the front.

Dining room

15'9 x 13'8

This is a great room to entertain or just enjoy with the family, plenty of space for a large table and chairs. Cast iron fireplace (feature only) solid wood flooring and panelled ceiling radiator and a double glazed window again overlooking the wonderful rear garden.

Study

17'3 into bay x 10'1

A fabulous room with a gorgeous large open double glazed bay window overlooking the rear garden. Solid wood flooring and panelled ceiling and a to make the room nice and cosy in the winter, a cast iron wood burner and radiator.

Landing

Original part wood panelling as you descend to the first floor and a cathedral star window to the front bringing in bags of natural light. Panelled ceiling and loft access.

Principal bedroom en-suite

12'1 ext 15'1 x 12'8

All the bedrooms are bright and airy and this room has a double glazed window to the rear, radiator and recess for wardrobes. En-suite Privacy glass panels and glass sliding door, Walk in over size shower cubicle, hand wash basin with vanity drawers below, close coupled w/c, column

radiator/heated towel rail. Down lighting, expel air and a double glazed window to the rear.

Bedroom

12'7 x 10'8

All the bedrooms are excellent sizes and this room double built in wardrobes with above cupboards, radiator and double glazed windows to the front and side.

Bedroom

16'6 x 12'9

Superb size room with a wonderful walk in double glazed bay window to the rear with views over the garden. Panelled ceiling and radiator.

Shower room

Walk in over size shower cubicle, close coupled w/c, hand wash basin with double vanity cupboards below, down lights, expel air and a double glazed window to the front.

Bedroom

13'5 x 13'2

Once again an excellent size double room with a double glazed window to the front and radiator.

Bedroom

13'4 x 7'2

Double glazed window to the front and radiator.

Bedroom

10'1 x 8'9 plus door recess

Double glazed window to the rear and radiator.

Dressing room poten bedroom seven

8'4 x 7'7

Panelled privacy glass and glass sliding door to what could if required be bedroom seven. Working currently very well as a dressing room. Wood effect flooring, water cylinder and a double glazed window to the front.

Bathroom

Tiled flooring, panelled bath with above electric shower and screen, hand wash basin with double vanity cupboards below, close coupled w/c. Chrome heated towel rail and a double glazed window to the side.

Approach and driveway

The property has in and out entrances one of which will be more clearly defined as the vendors new build property has had all the heavy material delivered (please discuss with the agent)

There are also potential options to add an additional entrance to the front subject to your requirements, the front boundary currently has mature hedging and screening.

The remaining frontage is laid to a large and neatly laid to half moon lawn.

Rear garden

As mentioned the property has a superb plot of approximately 0.8 of an acre with a large patio/entertaining area facing south east, to soak up the hot summer sun. The garden offers a great deal of privacy and is mainly neatly laid to lawn with a good selection of mature trees, shrubs and well stocked borders. To the immediate rear of the garden there is a wonderful, relaxing natural woodland area with a pond and various seating areas to enjoy the tranquil surroundings.

Garage and outbuildings.

The property has a brick built garage with electric up and over door, power and light and outside power sockets. Attached to the garage is a very useful double glazed boot room with a stainless steel sink/shower for your dogs or pets. There are fitted storage cupboards and shelving, skirting board electric heater.

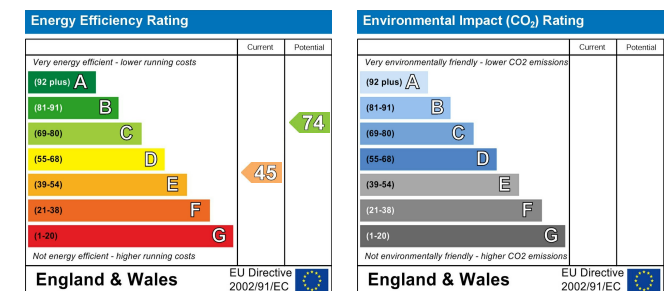
Attached to the boot room are two further sheds, one for the logs and coal and the other as a garden tool/storage with a rear window, lighting, water tap and water butt collecting from the attached guttering.

There is also a greenhouse again with guttering and water butt.



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.



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