



Kings Road, Southminster CM0 7EJ  
£725,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Southminster is surrounded by open countryside, ideal for dog walking and enjoying rural life, while still offering a good range of local amenities including shops, restaurants, a doctor's surgery, community swimming pool, primary school and a railway station with services to London Liverpool Street. Burnham-on-Crouch is approximately 2.9 miles away, with Maldon around 11 miles providing further shopping and leisure facilities.

The Bayes is a substantial and characterful Grade II listed family home, offering generous and flexible accommodation within a mature and private plot in the heart of Southminster. Dating from circa 1856, with a rear wing reputed to date back to the early 1700s, the property combines period charm with practical, well-proportioned living, creating a comfortable and welcoming home rather than a project.

Approached via a gated, part-walled entrance, the property opens onto a large gravel driveway providing parking for multiple vehicles. The driveway runs alongside the original horse-and-carriage stables and hay loft, adding to the sense of heritage while offering useful ancillary space.

The formal lawned garden is private and neatly maintained, complemented by a side patio and entertaining area that extends around to the rear of the house, providing excellent outdoor space for both relaxation and entertaining.

Throughout the property, original features have been retained, with any modifications undertaken sympathetically and in keeping with the house's character and age.

The property benefits from both main and side entrances. The ground-floor accommodation comprises a sitting room, lounge, dining room, kitchen, utility room, and bathroom. On the first floor, a split-level landing leads to four excellent-sized double bedrooms, two of which have en-suite facilities.

### Entrance and hallway

The main entrance retains its original door and furniture, opening into the hallway with stairs rising to the first-floor split-level landing and a radiator.

### Sitting room

15'6 x 12'2

A versatile and well-proportioned room with quality wood-effect flooring, two side-aspect windows and a sash window to the front. The vendors have had the sash windows refurbished during their occupation. Features include a white fireplace surround with original cast-iron fireplace, downlighting and a radiator.

### Lounge

14'3 x 11'9

A cosy and inviting room centred around an open fireplace with cast-iron wood burner, ideal for winter evenings. Tiled flooring, underfloor heating, radiator, side window and access to the rear lobby and utility room. Open to the kitchen.

### Dining room

15'8 x 12'6

Featuring quality wood-effect flooring, part-exposed beams to one wall and an original cast-iron fireplace with double cupboard below. Sash window to the front, radiator and ample space for a large family dining table, making it ideal for entertaining.

### Kitchen

17'5 max x 8'9

Fitted with solid wood units and matching base units with solid wooden work surfaces over. Features include tiled flooring with underfloor heating, downlighting, butler's sink with mixer tap and water softener, stainless-steel range-style cooker with gas hob and double electric oven, stainless-steel splashback and extractor, sash window to the side, rear window, and open access to the side entrance porch.

### Side entrance porch

Retaining its original door furniture, with tiled flooring and access to the ground-floor bathroom

### Rear lobby and utility room

11'7 x 6'4

The rear lobby provides access to the patio and garden and includes a large pantry. The utility room offers space for appliances, wood flooring and windows to the rear and side.

### Ground floor bathroom

Comprising a walk-in oversized shower cubicle with

rainfall and handheld shower, WC with concealed cistern and a free-standing circular wash basin with vanity unit. Fully tiled with underfloor heating, chrome heated towel rail and side window with shutter.

### Split level landing

With a sash window to the front.

### Principal bedroom en-suite

14'3 x 12'7

Tiled flooring, downlighting, exposed beams, WC, free-standing wash basin, side sash window with shutter and loft access.

### Bedroom two

14'3 x 12'5

A further excellent-sized double bedroom with built-in cupboard, sash window to the front and radiator.

### Bedroom three with en-suite

A generous double bedroom with built-in wardrobe/cupboard, radiator and sash window to the side.

### En-Suite

Panelled bath with shower attachment, WC, pedestal wash basin, sash window and radiator.

### Bedroom four

16'1 x 6'6

With partially reduced head height to one side, yet still offering an excellent fourth bedroom, with sash window to the side and radiator.

### Garden, drive and carriage stables.

The property enjoys a large, private front garden, neatly laid to lawn, with fenced boundaries and two mature horse chestnut trees. A gravel seating area sits to the front of the house, with the garden extending along one side to a generous patio and entertaining area, featuring two mature bay trees and continuing to the rear.

The gated entrance opens onto a substantial gravel driveway providing parking for multiple vehicles. To one side are the original horse-and-carriage stables and hay loft, with power and lighting 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		
<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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