



Maldon Road, Southminster CM0 7HS  
£375,000

To view this property call  
01621 734300

**S J 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.

Oak Cottage to pardon an over used cliché is in the true meaning of the word, an incredibly deceptive property from first appearance.

PLEASE pay particular attention to the photographs and video tour to fully appreciate not only the size of the accommodation, but also the character, charm and quality of the workmanship on offer.

This gorgeous period cottage is approximately 300 hundred years old in the original part and 200 years to the rear. The original features are beautifully restored and highlighted throughout the property and the current vendors skilled craftsmanship is highlighted in all the rooms.

The cottage offers a cosy lounge, large bright and airy open plan kitchen, dining room, utility room and cloakroom/w/c.

The first floor has two excellent size double bedrooms and a very nicely appointed family bathroom.

EXTERNALLY a fantastic 155 ft rear garden south facing to enjoy the sun and if you love your gardening and outside space, this is for you. PLEASE see photographs and drone photography.

### Entrance porch

Wooden entrance door to the porch with the original door and furniture to the entrance hallway.

### Entrance hallway

Stairs to the first floor and original internal door and furniture to the lounge.

### Lounge

13'1 x 13'7

PLEASE NOTE all the rooms within the cottage have bags of the original features and character going through its 300 year old period. The current owners have made a fantastic job of restoring the property in keeping and the vendors craftsmanship is plain to see throughout.

There is a superb Inglenook fireplace with a quality cast iron wood burner and built in cupboards and shelving to one side, gorgeous exposed floorboards,

ceiling and wall beams. Sash window to the front, television point and the original wooden door and furniture to the cellar, glazed wooden door to the kitchen/dining room and snug.

### Kitchen/dining room and snug

24'2 x 12'9

It is impossible to pick a favourite room as they are all so appealing but this room works particularly well, and certainly would be the hub of the home for most. This part of the cottage is approximately 200 years old and is wonderfully bright and airy and just a fabulous room to enjoy.

The kitchen comprises of a range of hand crafted by the vendor eye level units, matching base units drawers and pull out spice rack, with hand cut solid wooden work surfaces. Integrated fridge, plumbing for dish washer and an inset butler sink, space for a range style oven and above extractor. Two large velux ceilings windows bringing in bags of light, two hand crafted sealed units windows and an oak door to the rear, door to the utility room and cloakroom/w/c.

The dining area which is open plan to the snug a lovely area to entertain and socialise, plenty of space here for a good size table and chairs. The snug again is lovely space to relax with a brick fireplace with a recess to either side, cast iron wood burner and television point.

### Utility room and cloakroom/w/c

11'1 x 4'2

The utility room is a good size with plumbing for a washing machine and space for a tumble dryer and fridge/freezer, inset butler sink with hand crafted cupboards below. Door to cloakroom/w/c.

Cloakroom/w/c with a close coupled w/c, corner hand wash basin, wooden panelled walls, tiled flooring and expel air.

### Cellar

15'9 x 13'8

The cellar is an excellent size basically the footprint of the lounge and hallway, the head height is actually very good approximately 5.5 ft and it has also been tanked. There is light and plenty of space to make use of, an ideal gym or similar.

### Landing

Loft access.

### Bedroom one

12'8 x 12'2

An excellent size double room with two oak sealed unit windows to the rear, one of which is a custom hand made over size sash window. Two built in double wardrobe with hand crafted folding doors, exposed original floorboards and wall and ceiling beams and a second loft access.

### Bedroom two

13'4 x 8'8

Once again another excellent size double room with the original fireplace recess and exposed brick chimney breast. Exposed wooden floorboards and original wall and ceiling beams, sash window to the front.

### Bathroom

A nice size family bathroom with a panelled bath centre taps and above (newly fitted) Mira shower with pump and screen, close coupled w/c and a hand wash basin with double vanity cupboards below. original exposed wall and ceiling beams, down lighting, chrome heated towel rail and a sash window to the front.

### Rear garden

south facing 155 ft

A superb garden if you love the sun, if you are a keen gardener or just appreciate your outside space, then this will be the property for you.

The garden backs an open field and commences with a good size sun trap of a patio, this has outside electric points and is surrounded by an array of well stocked borders planted with flowers, plants and shrubs and surrounding mature trees. There is a central pathway with pergola and arches and climbing plants, a hand built character summer house (PLEASE SEE PHOTOGRAPHS) a superb place to relax and enjoy summer or winter, with a cast iron fitted wood burner. There are various furniture items that suit the character of the room and these can be discussed with the vendor under separate negotiation.

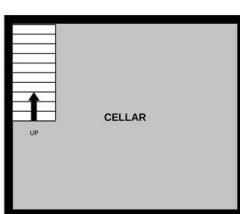
The garden continues under the cover of some wonderful mature trees to a large outbuilding, with insulation and panelling, power and light offering a great potential home work space/games room/work shop or similar. The garden finishes with a gated and fenced good size garden allotment with a path to the side leading to a gate, on to the field at the rear.

### Agents note

We have mentioned and must stress just how deceptive this property is, you can only appreciate its size, character and quality, by viewing.



BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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