

Paul Mason Associates



Bradwell Road, St. Lawrence, Essex, CM0 7LH

Guide price £1,300,000

- A Charming Character Property With Redbrick Fireplaces and Exposed Beams
- Four Double Bedrooms
- Separate One Bedroom Annex
- Courtyard Driveway Providing Off Road Parking
- Numerous Outbuildings Including a Fully Functional Garage/Workshop
- Two En-Suites
- Four Piece First Floor Family Bathroom
- 2.5 Acre Plot
- Spacious and Well Presented Accommodation Throughout
- EPC - TBC

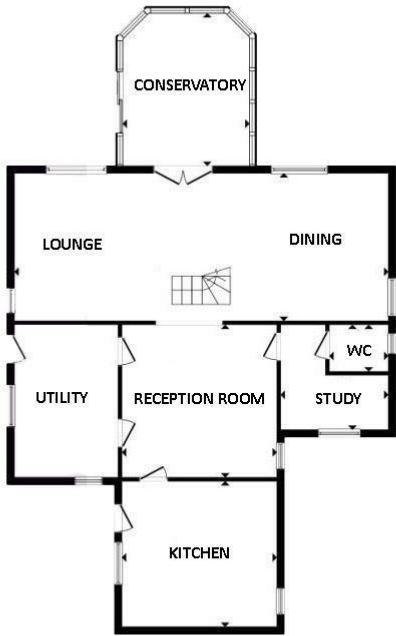
OPEN COUNTRYSIDE VIEW ON A GENEROUS PLOT OF 2.5 ACRES.... Located on the outskirts of St. Lawrence, Southminster, this charming property is full of character with exposed beams and redbrick fireplaces. The property offers a unique blend of spacious living and modern comforts.

The first floor commences with a landing providing access to four generously sized bedrooms, including two with en-suites, and a large four piece bathroom suite with a shower cubicle and corner bath with jets.

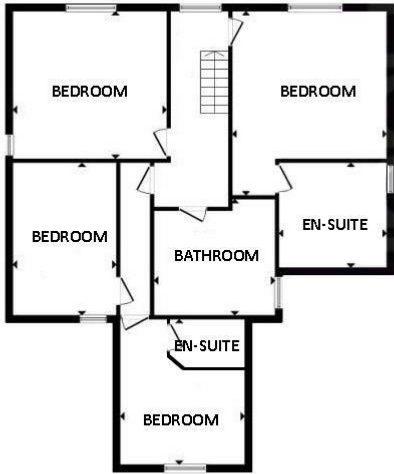
The ground floor boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Each room is well-presented, ensuring a warm and welcoming atmosphere throughout. The layout had a nice flow, allowing for both privacy and social interaction, making it ideal for family gatherings or hosting friends. The ground floor also benefits from a kitchen/breakfast room, utility room and cloakroom.

In addition to the main house, the property features a separate annex, which could serve as a guest house or would be ideal for multi-generational living. The annex comprises an entrance hall, kitchen, lounge, first floor bedroom with en-suite and walk in wardrobe and lastly benefits from its own courtyard garden to the side.

The large plot surrounding the home is a rare find, providing plenty of outdoor space for gardening, play, or simply enjoying the fresh air and surrounding countryside. For those with a passion for hobbies or requiring additional storage, the numerous garages on the property offer practical solutions. With its spacious accommodation and attractive features, viewing comes highly recommended to appreciate the excellent opportunity for comfortable living in a picturesque setting.



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

Location

ACCOMMODATION

GROUND FLOOR

Kitchen/Breakfast Room

4.2m x 3.9m (13'9" x 12'9")  
With characterful exposed beams to the ceiling. Dual aspect windows to both sides allowing plenty of natural light through. The kitchen has units fitted to eye and base level with granite worktops, inset sink and drainer and space for a rangemaster/Aga oven. External door to side. Double sided redbrick fireplace with inset burner.

Reception Room/Hallway

4.3m x 4.2m (14'1" x 13'9")  
Exposed ceiling beams. Double sided redbrick fireplace with inset burner. Doors leading to reception room, utility room and opening to lounge and dining room.

Reception Room Three/Study

3.0m > 1.5m x 2.9m (9'10" > 4'11" x 9'6")  
Window to side. Door to :-

Cloakroom

1.6m x 1.3m (5'2" x 4'3" )  
Two piece white suite. Window to side.

Utility Room

4.4m x 3.0 > 2.3m (14'5" x 9'10" > 7'6")  
Dual aspect windows to front and side. External door to side. Two internal doors leading to kitchen and hallway/reception room. Units fitted to base level with inset sink and drainer. Space for American fridge-freezer and washing machine.

Dining Room

4.2m x 4.3m (13'9" x 14'1")  
Dual aspect windows to rear and side. Exposed ceiling beams. Redbrick fireplace with inset burner. Stairs to the first floor separate the living and dining room creating a wonderful open plan living area.

Living Room

5.0m x 4.2m (16'4" x 13'9")  
Exposed ceiling beams. Redbrick fireplace with inset burner. Dual aspect windows to side and rear. Door to :-

Conservatory

4.1m x 3.4m (13'5" x 11'1")  
With windows overlooking the rear garden to three sides and French external doors.

FIRST FLOOR

Landing

5.5m x 1.8m (18'0" x 5'10")  
Window to rear overlooking the gardens.

Bedroom One

4.4m x 4.2m (14'5" x 13'9")  
Window overlooking the rear garden and distant farmland. Built in wardrobes. Archway leading to :-

En-Suite

3.1m x 3.0m (10'2" x 9'10")  
Three piece bathroom suite including a bath with shower attachments.

Bedroom Two

4.3m x 4.2m (14'1" x 13'9")  
Dual aspect windows to side and rear overlooking the garden and distant farmland. Built in wardrobes.

Family Bathroom

3.3m x 3.3m (10'9" x 10'9")  
Obscure window to side. Inset spotlights. Large four piece bathroom suite including a large shower cubicle, corner bath with jets, wash hand basin and low level WC.

Inner Hall

4.4m x 0.9m (14'5" x 2'11")  
Doors to :-

Bedroom Three

4.4m x 3.5m (14'5" x 11'5")  
Window to front overlooking farmland. Built in wardrobe. Door to :-

En-Suite

2.3m max x 1.5m (7'6" max x 4'11")  
Three piece suite including shower cubicle, wash hand basin and shower cubicle.

Bedroom Four

4.3m x 2.9m (14'1" x 9'6")  
Exposed ceiling beams. Window to front with farmland views.

EXTERIOR

Courtyard/Driveway

The gated courtyard provides off road parking for numerous vehicles. There are two large sets of double doors into the garage, access to the annex and other outbuildings.

Highly Functional Garage/Workshop

10.2m x 8.9m (33'5" x 29'2")  
This sizeable garage allows plenty of space for vehicles to be housed or for mechanical work to take place. There are two sets of large double doors with characterful arch windows over each. Doors to :-

Entrance Hall

4.4m x 1.7m (14'5" x 5'6")  
There is pedestrian access into the outbuilding with an entrance hall providing access through to the garage/workshop and a door to the side leads to :-

Home Office

4.0m x 3.0m (13'1" x 9'10")  
Dual aspect windows to side and rear. Door to :-

Storage Room

4.7m x 3.1m (15'5" x 10'2")  
There are doors from the storage room to both the home office, garage/workshop and a second hallway.

Hallway

2.9m max x 2.8m (9'6" max x 9'2")  
External door to rear. Butler sink. Door to :-

WC

Low level WC.

Storage Room Two

2.8m x 1.4m (9'2" x 4'7")  
Window to side.

ANNEX

Entrance Hall

2.7m x 2.0m (8'10" x 6'6")  
Stairs to first floor. Door to lounge and opening to :-

Kitchen

2.0m x 1.2m (6'6" x 3'11")  
Units fitted to eye and base level. Inset sink. Integrated oven and extractor hood over.

Lounge

4.0m x 3.7m (13'1" x 12'1")  
Window to rear. French doors opening to courtyard/driveway. External door leading to :-

FIRST FLOOR LANDING

Door to :-

Bedroom

4.1m x 3.1m (13'5" x 10'2")  
Window to rear. Doors to :-

Walk in Wardrobe

En-Suite

2.4m x 1.4m (7'10" x 4'7")  
Three piece white suite.

Private Courtyard Garden

A separate garden which can be accessed from the lounge or side gate.

Rear Garden

The formal garden benefits from a decked seating area overlooking the well-presented lawn with a pedestrian bridge over the large pond with a tranquil water feature.

In and Out Driveway

There is a gravel track that extends to the rear of the property from the courtyard including a carport to the front. The driveway continues round the pond to the rear of the plot where there are

numerous additional outbuildings. The driveway then leads to the other side of the property with a gated exit. To the side of the driveway is a further large lawn area. The outbuilding include :-

Garage Two

6.9m x 5.8m (22'7" x 19'0")  
Electric roller door to front. Pedestrian door to side.

Garage Three

10.0m x 8.4m (32'9" x 27'6")  
Electric roller door to front. Door to side leading to :-

Garage Four

6.3m x 4.9m (20'8" x 16'0")  
Electric roller door to front. Door to rear leading to :-

Storage Room

5.1m x 1.8m (16'8" x 5'10")

Additional Storage Room

5.0m x 3.7m (16'4" x 12'1")

Property Services

Gas - N/A  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Oil  
Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



*Paul Mason* Associates

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

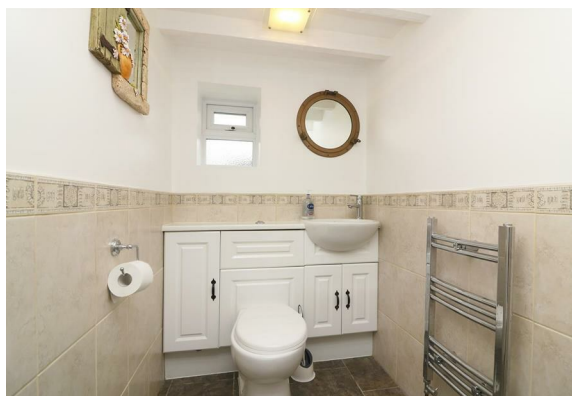
T: 01245 382 555

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F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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