

BRADWELL LODGE

ESSEX







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BRADWELL-ON-SEA • ESSEX

A magnificent historic Grade II Listed country house beautifully positioned in its own parkland*

- Reception hall
- Drawing room
- Dining room
- Oval library
- Tudor library
- Sitting room
- Kitchen/Breakfast room
- Butler's pantry

- Utility room
- Studio/Workshop
- Cellars
- Belvedere
- Master bedroom suite
- Guest bedroom suite
- 5 further bedrooms
- 2 further bathrooms

- Coach house with staff flat
- Machinery barn
- Garage and workshops
- Beautiful formal gardens
- Walled kitchen garden
- Parkland and ponds

Approximate gross internal area: 917.29 sq.m (9874 sq.ft)

In all about 10.5 hectares (26 acres)

For Sale Freehold

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Bradwell Lodge is conveniently located at the edge of Bradwell-on-Sea village and is 12 miles from the attractive market town of Maldon on the Blackwater Estuary.

Maldon offers good shopping and leisure facilities whilst a wider choice may be found in Chelmsford, 23 miles to the west. There are rail services from Southminster (7 miles) to London's Liverpool Street station taking approximately 1 hour. London Stansted Airport lies about 35 miles to the north-west.

There are excellent schools within the county, both public and private. Sailing at Bradwell Waterside and other marinas in nearby Burnham-on-Crouch. There are several golf courses and equestrian centres within a short distance.

- Southminster 7 miles

(London Liverpool St. 60 mins)

- Maldon 12 miles
- Chelmsford 23 miles
- London 56 miles

(Distances and times approximate)



BRADWELL LODGE

Bradwell Lodge was a Tudor Rectory that formed part of Henry VIII's divorce settlement to Anne of Cleves in 1540. The property was acquired by Reverend Sir Henry Bate Dudley in 1781 who, in expectation of the Prince Regent's visit, commissioned the architect John Johnson to construct a Palladian addition to the Rectory in 1783.

The interior is decorated to the highest standards and include the works of Robert Adam, Robert Smirke the elder and Angelica Kauffman.

The Georgian building is crowned with a spacious Belvedere where Thomas Gainsborough reputedly painted Mrs Siddons. Adam was later commissioned to join together the Georgian and the Tudor buildings with a magnificent domed reception hall. He also 'Georgianised' the Tudor library with the addition of Doric columns. The cupola belfry with its working bell dated 1784 is also his work.

Bradwell Lodge is a magnificent country house of enormous historical value with an array of exceptional period features and character. It is positioned in delightful gardens and grounds with views over the parkland. The house is approached via an impressive long drive, which sweeps through the park and over a bridge to a gravelled parking area in front of the house.





The original Tudor part has painted-rendered elevations under a tiled roof and the later Georgian addition has venetian windows set within lime rendered elevations beneath a slate roof. The chimney stacks were cleverly incorporated into the design of the belvedere by John Johnson.

The accommodation is arranged predominantly over two floors, which can be seen in detail on the floor plans within the brochure.

GROUND FLOOR

The grand half dome portico entrance with pillars either side is by Quinlan Terry. It opens into the impressive reception hall with domed ceiling and Wedgewood medallions.

The beautiful proportions of the intricately detailed drawing room and dining room provide perfectly for entertaining on a grand scale. The flagstone hallway with exceptional cantilever staircase, leads to the oval library with exceptional views over the parkland.

The reception hall links through a door to the Tudor part of the house, which comprises the Tudor library, kitchen/breakfast room, sitting room and gun room. There is also a butler's pantry, laundry room, cloakroom and workshop/studio. The extensive cellars provide wine bins and further storage space.



FIRST FLOOR

Within the Georgian part of the house is the master bedroom suite and the guest bedroom suite separated by a flagstone landing with 2 dressing rooms and a staircase rising to the Belvedere.

A further staircase from the landing links with the Tudor part of the house, where there are four further bedrooms and two

further bathrooms. Another staircase leads to the second floor attic bedroom and store room.

GARDENS AND GROUNDS

Bradwell Lodge is positioned within delightful gardens with two large ponds and an abundance of mature and specimen trees including a 19th century laurel maze and

ancient mulberry tree, reputed to be approximately 600 years old and the oldest in England. There is an interesting Ginkgo tree, which was the gift of the Chinese Premier Zhou Enlai to Tom Driberg the former Labour Party Chairman who resided at Bradwell Lodge in more recent years.

A formal garden with a round pond stands before the kitchen to the east of the house



and adjoins a terraced seating area. Beyond, is a large walled kitchen garden with a greenhouse and an expansive machinery barn comprising 2 storage bays and a central workshop with spacious loft storage above. An orchard producing quinces, peaches, greengages, cherries, almonds, nectarines, apples and pears lies to the south .

To the north of the house is a traditional clapboarded grade II listed coach house with a flat above, comprising a bedroom, sitting room/dining room, kitchen and bathroom, night storage heating and wood burning stove.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale.

All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

SERVICES		
Electricity	✓	Mains
Water	✓	Mains
Drainage	✓	Septic tanks
Central heating	✓	Oil-fired

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all easements, wayleaves and other rights that affect it, whether they are specifically referred to or not.

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Approximate Gross Internal Area

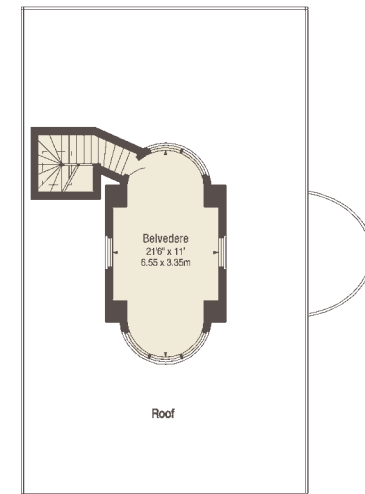
917.29 sq.m / 9874 sq.ft

783.7 sq.m / 8436 sq.ft excluding cellars



Second Floor

First floor



Second Floor



Ground floor

Reception rooms

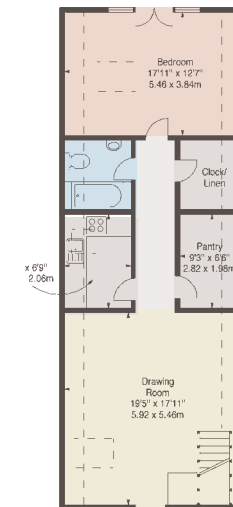
Kitchen/utilities

Bathrooms

Bedrooms

Circulation areas

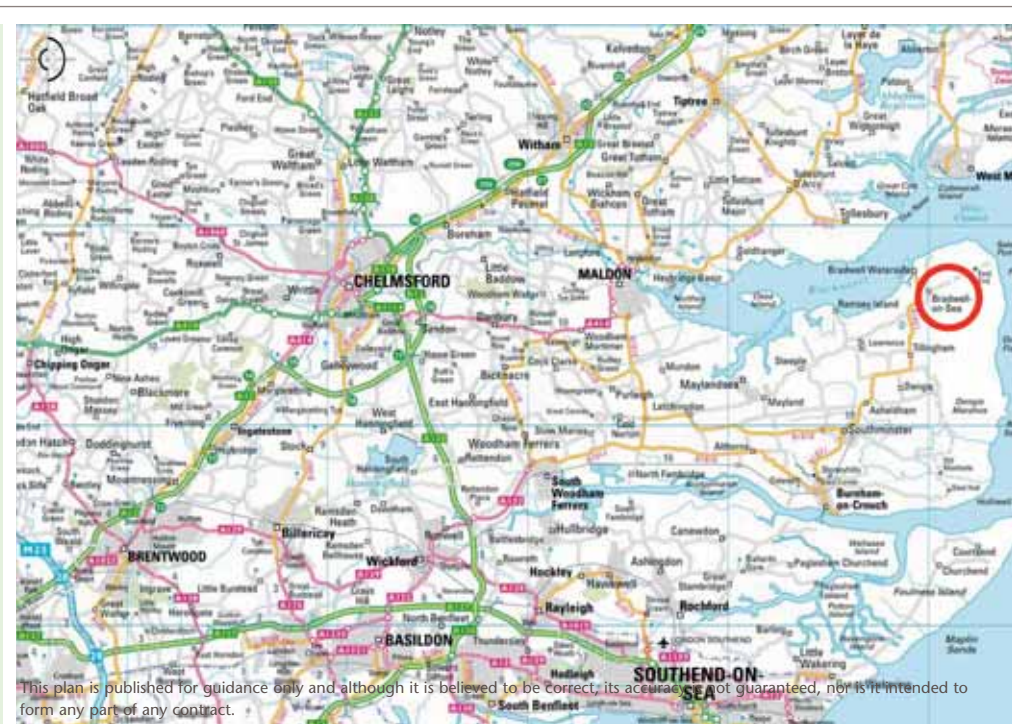
Recreation



Coach House first floor staff flat

These plans are for guidance only and must not be relied upon as a statement of fact. Not to Scale





DIRECTIONS (CM0 7PL)

From London: Take the A13 all the way to Sadlers Farm double roundabout. Follow the A310 to Chelmsford and take the first exit to South Woodham Ferrers. At the next roundabout follow the signs to South Woodham Ferrers and then follow the B1012 to Burnham-on-Crouch. After 200 yards at the top of the hill, turn left to Stow Maries. Follow the road all the way to Bradwell-on-Sea, bearing to your left after passing through Latchingdon. In Bradwell, turn right at AMP garage. After ½ mile, before the village, you will see on your right an island with a chestnut tree and bench around it and the

entrance to Bradwell Lodge is behind this island to the left of the gate house.

VIEWINGS

All viewings must be made strictly by appointment only through Knight Frank LLP or Jackson Stops and Staff.

IMPORTANT NOTICE

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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Photographs Dated: 2007/2008

Particulars Dated: April 2008

(PPG/JW/259878)



