



**PORTFOLIO**  
from



william h brown

The Marshes, Burnham-On-Crouch

# The Marshes, Burnham-On-Crouch

*A substantial six bedroom home with a separate detached two bedroom guest house, set within ground of circa 1.5 acres of well presented garden within a secluded position in The Marshes, East of Southminster.*



## Main House Entrance

Part glazed door to :-

## Entrance Porch

Double glazed UPVC window to side, double doors to :-

## Entrance Hall

Under stairs storage cupboard, radiator, doors to :-

## Study

Double glazed UPVC window to side, wall mounted combi boiler.

## Lounge

Double glazed UPVC windows to front and rear plus French doors opening to the garden, centrepiece inglenook brick fireplace housing wood burner, stairs rising to first floor, radiators, doors to :-

## Cloakroom

Double glazed UPVC window to rear, white suite comprising low level WC and corner basin, fully tiled walls.

## Garden Room

Double glazed UPVC window to side and rear plus French doors opening to the garden, radiator, open to :-



## Kitchen Diner

Double glazed UPVC window to front and side plus stable style door to side accessing the garden, fitted kitchen comprising enamelled double sink set in granite work surfaces with tiled splashbacks and range of eye and base level units, central granite topped island with space for range style cooker, space for American style fridge freezer, radiators, door returning to lounge.

## Landing

Doors to :-

## Bedroom One

Double glazed UPVC window to front and side, range of fitted cupboards and dressing table, radiator, door to :-

## En Suite

Double glazed UPVC windows to side and rear overlooking the garden, white suite comprising double shower, bidet, low level WC, twin vanity basins, fully tiled walls, chrome heated towel rail.



### **Bedroom Two**

Double glazed UPVC window to rear overlooking the garden, range of fitted wardrobes, radiator.

### **Bedroom Three**

Double glazed UPVC window to rear, fitted wardrobes, radiator.

### **Bedroom Four**

Double glazed UPVC window to front, radiator.

### **Bedroom Five**

Double glazed UPVC window to front, radiator.

### **Bedroom Six**

Double glazed UPVC window to front, radiator.

### **Bathroom**

Double glazed UPVC window to rear, white suite comprising freestanding bath, separate shower, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

### **Guest House Ground Floor**

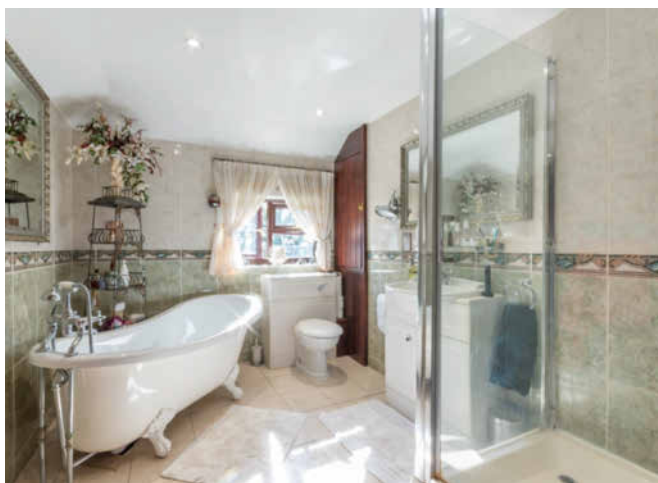
Part glazed door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Lounge / Kitchen / Dining Room

Double glazed UPVC window to front and bi-fold doors to rear opening onto the garden, centrepiece fireplace, modern fitted kitchen comprising sink set in roll top surfaces with range of eye and base level units, range of built in appliances, space for American style fridge freezer, central roll top island breakfast bar, open to playroom, doors to :-





#### Study

Double glazed UPVC window to side and door to front accessing the driveway.

#### Utility

Sink set in work surfaces with tiled splashbacks and range of eye and base level units, space for appliances.

#### Playroom

Double glazed UPVC window to rear, large built in storage cupboard which could be converted to an en suite in order to use this room as a bedroom.

#### Cloakroom

White suite comprising low level WC and hand basin.

### Guest House First Floor

#### Landing

Built in storage cupboard, doors to :-

#### Bedroom One

Double glazed UPVC window to rear, fitted wardrobes with sliding mirrored doors, radiator.

#### Bedroom Two



Double glazed UPVC windows to rear, large built in cupboard which could be converted to an en suite, radiator.

#### Bathroom

Modern white suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls.

### Front

The property is approached via a long driveway with gated entrance leading to a large forecourt driveway with ample

parking for both properties leading to the detached double garage, open to :-

### Gardens

Wrap around gardens comprising main lawn bordered by tall trees, with raised terrace patio seating area abutting the property and a range of mature shrubs.

### Garage

Detached double garage with two up and over doors.





**Ground Floor**



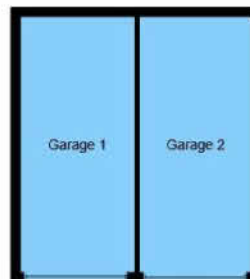
**First Floor**



**Guest House Ground Floor**



**Guest House First Floor**



**Garage**

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welcome to

# The Marshes, Burnham-On-Crouch

A substantial six bedroom home with a separate detached two bedroom guest house, set within ground of circa 1.5 acres of well presented garden within a secluded position in The Marshes, East of Southminster.

**£1,250,000**

- 2200 Sq Ft Home with Separate 1500 Sq Ft Guest House
- Total Plot of Circa 1.5 Acres
- Gated Private Residence
- Ideal for Multi-Generational Living

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

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