



4 Mangapp Chase, Burnham-On-Crouch CM0 8QQ  
Offers in the region of £1,300,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)





## The accommodation comprises

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Oak House is located in one of Burnham's most prestigious roads, off a leafy lane backing onto wonderful open fields and situated on a fantastic plot of approximately 1.6 acres.

PLEASE NOTE this superb property would undoubtedly make a fantastic family home and offers enormous potential to configure the rooms to suit your own needs. IN ADDITION the potential to extend (STP) or there could indeed be potential here to develop, something that has already been achieved nearby to this property but again would be (STP).

The property offers a wealth of accommodation including on the ground floor a spacious entrance hall, cloakroom/w/c, sitting room and open plan summer room, large kitchen/breakfast room and separate utility room, dining room, study and finally an excellent size lounge.

The first floor offers five very good size bedrooms with the main bedroom having an en-suite and a balcony to enjoy the gardens and field views and finally the family bathroom.

Externally the property has approximately 1.6 acres of beautifully established and private gardens, offering peace and tranquillity. The plot can be accessed via the main driveway or a second gated entrance further along the plot and if you require a garage/workshop 29 ft x 22 ft will certainly suit your needs.

PLEASE pay particular attention to the photographs and drone shots to get a true feel for the plot/gardens and its' wonderful location.

### Entrance hallway

14'4 x 7'3

Oak double glazed entrance door and side screen windows leading into a spacious entrance hall. Oak heron bone design flooring, built in cupboard and stairs to the first floor..

### Cloakroom/w/c

Comprising of quartz stardust tiling, built in stainless steel w/c with inset above cupboards, inset hand wash basin with vanity cupboards below. Chrome heated towel rail, down lighting and a double glazed window to the front.

### Siting room & open plan summer room

11'9 x 17'3 9'6 x 13'1

PLEASE NOTE we have mentioned the rooms are totally versatile and although we set the mentioned rooms out, they are of course really down to your personal tastes and use.

This is a wonderfully bright and airy room which works particularly well being open plan to the summer room, with double glazed windows to the front and side. There is an open fireplace recess, radiators and a continuation of the oak heron bone flooring from the hallway. This then opens

up into a double glazed summer room with quartz stardust tiling, to sit and relax and enjoy the views across the gardens and to the open fields.

### Kitchen/breakfast room

21'2 x 17'5

Once again this is a very spacious room with the kitchen comprising of a range beech coloured eye level units, underlighting and back tiling, matching base units, drawers and roll top work surfaces over. Plumbing for dish washer, space for fridge, inset sink and drainer, built in stainless steel oven, inset stainless steel gas hob with extractor, built in micro wave and an inset oil fryer. Double glazed window to the front and a double glazed door with side screen windows to the utility room.

The breakfast/dining area is open plan to the kitchen and offers bags of room for a large family table and chairs, with double glazed windows to the side and rear, radiator and steps down into the lounge.

### Utility room

7'6 x 10'4

Again a good size space and to be fair none of the rooms in the property skimp on size. Comprising of white eye level units, matching base units with work surfaces over. Space for fridge/freezer, plumbing for washing machine and tumble dryer, part tiled walls, double glazed window to the front and a double glazed window and door to the side.

### Dining room

11'9 x 11'5

With such a large breakfast dining area this, although the dining room, would be a reception room of your choice with plenty of room to entertain. Built in cupboard which also houses the oil boiler, solid wood block flooring, radiator, double glazed window to the rear and door to the study/reception room.

### Study/reception room

10'2 x 9'3

A lovely size study/office or home work space, double glazed window to the rear, solid wood block flooring and radiator.

### Lounge

20'1 x 15'5

The lounge is to the rear of the property and rightly so, as it enjoys gorgeous views across the properties garden and over to open fields, making this a lovely relaxing chill out room. For those cold winter nights there is a large Norwegian cast iron wood burner which is a negotiable addition to the sale, two radiators and double glazed windows to the rear, double glazed patio doors to the side and television point.

### Landing

A very spacious landing with plenty of storage, large double cupboard, airing cupboard with the lagged water tank and a further single storage cupboard. Loft access, two radiators, double glazed window to the front and a further double glazed window on the half landing to the front.

### Bedroom one en-suite & balcony

22'5 x 14'4

An excellent size main bedroom lovely bright and airy from the double glazed window to the rear that has wonderful views over the gardens and open fields. It can be further enjoyed from the large balcony accessed via double patio doors to the side, there are triple fitted wardrobes with sliding doors and double built in single and double cupboards and two radiators.

En-suite comprising of tiled flooring, part tiled walls and down lighting, walk in shower cubicle, panelled bath with taps and shower attachment, close coupled w/c, hand wash basin with vanity cupboards below, chrome heated towel rail, 3/4 length free standing cupboard and a double glazed window to the side.

### Bedroom two

17'4 x 11'9

This is another excellent size room with dual aspect double glazed windows. Super views to the rear once again of the gardens and open fields. and two radiators.

### Bedroom three

13 x 11'3

All the rooms are doubles and this has a double glazed window enjoying the same garden and field view, double built in wardrobe with above bridging cupboards and radiator.

### Bedroom four

13 x 7'9

This double room again enjoys the garden and field views again having a double glazed window to the rear and radiator.

### Bedroom five

8'7 x 11'8

The final bedroom once again a double room has double built in wardrobes with above bridging cupboards, double glazed to the front and radiator.

### Bathroom

Tiled flooring and part tiled walls, panelled with above fitted shower and screen, close coupled w/c, hand wash basin with vanity cupboards below. Chrome heated towel rail, double mirrored vanity cupboard, down lighting and a double glazed window to the side.

### Gardens, parking, garage/work shop

29 x 22

The gardens we would PLEASE urge you to pay particular attention to the photographs and drone shots to get a true feel for the overall plot, its location and privacy, not to mention its enormous potential.

Oak house approach is via its formal driveway which allows you to pull in front of the house and offers parking for as many vehicles as you could wish for, with the parking extending to a large workshop/garage 29 ft x 22 ft with power and light, ideal for the car or general motor enthusiast.

There is a second gated entrance further along the front of the plot and the gardens wrap around the property with as the name suggests some fabulous oak trees, there are a few wooden outbuildings and a small orchard area leading to the main garden which has been majority left to lawn, again with many established trees and shrubs. To one side there is a left to wild life thicket and then the gardens extend and wrap around the house to the front.

### AGENTS NOTE

In our opinion Oak House would indeed make a fabulous forever home and it offers an immense amount of potential to extend(STP) and could potentially offer the opportunity to develop. This of course would need to be professionally investigated and of course would be (STP). from a personal perspective it would be wonderful to see this established family home kept in the sought after road it was built in.



GROUND FLOOR



1ST 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) A			82
(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			82
(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	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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