



Landfall Roberts Road, North Fambridge , CM3 6LT  
Guide price £1,225,000

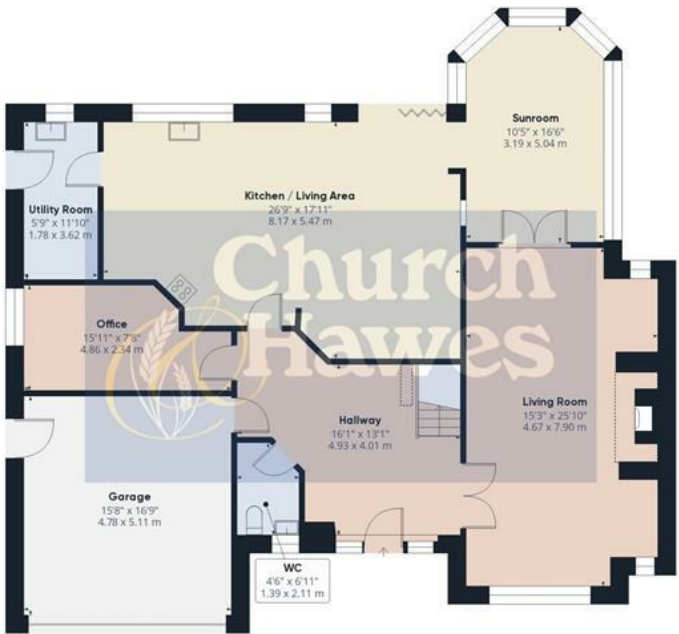
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming riverside village of North Fambridge, is this splendid five bedroom house which is approximately 2,883 square feet/268 square meters including garage, which offers a perfect blend of spacious living and serene surroundings. Set on an impressive plot of approximately 0.42 acres, the property boasts an abundance of outdoor space, ideal for families and those who enjoy entertaining.

Upon entering, you are greeted by four well-appointed reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is undoubtedly the kitchen/breakfast/family room, which creates a warm and inviting atmosphere for family meals and celebrations. This open-plan area is designed for modern living, ensuring that everyone can come together in comfort. The five generously sized bedrooms offer plenty of room for family members or guests, while the three bathrooms provide convenience and privacy. This thoughtful layout ensures that the home can accommodate both everyday living and special occasions with ease. Location is key, and this property is within walking distance of the popular Ferry Boat Inn restaurant, Fambridge yacht haven and the train station with direct links to London Liverpool Street Station, making it an excellent choice for commuters seeking a peaceful retreat away from the hustle and bustle of city life. The picturesque village setting enhances the appeal with riverside walks and offering a sense of community and a tranquil lifestyle. In summary, this delightful house on Roberts Road presents a unique opportunity to enjoy spacious living in a beautiful riverside village, with the added benefit of excellent transport links. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Energy Efficiency Rating D. Council Tax Band G.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2883.32 ft<sup>2</sup>  
267.87 m<sup>2</sup>  
  
Reduced headroom  
67.62 ft<sup>2</sup>  
6.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Entrance Hall 16'1" x 13'1" (4.90m x 3.99m)**

This is a stunning entrance hall with part glazed door and full length windows to either side and book-matched Diana Reale marble flooring and skirting. Feature white radiator. Under stairs cupboard. Doors to.

**Cloakroom**

Pvc double glazed window, chrome ladder style radiator. Two piece white suite comprising wc and wash hand basin with drawers under. Taj Mahal quartzite Flooring / half height cladding and sink countertop

**Study 15'11 x 7'7 (4.85m x 2.31m)**

Pvc double glazed window, radiator. Oman grey limestone patterned flooring with Savanah Grey limestone border / skirting / Door surround.

**Sitting Room 25'10 x 15'3 (7.87m x 4.65m)**

Dual aspect with pvc double glazed windows. two feature radiators and an inglenook style fire place with Moonrock Quartzite tiling and a log burner. Moonrock Quartzite to door Surrounds and skirting. Double doors open into the garden/dining room and kitchen/breakfast/family room.

**Conservatory 16'6 x 10'5 (5.03m x 3.18m)**

Pvc double glazed windows with integral blinds and glass roofing, two radiators and Star Galaxy granite worktops and splash backs with Crema Marfil marble flooring and skirting and Spectrum LED Downlight with ambient halo light and app control. Through to

**Kitchen/Breakfast/Family room 26'9 x 17'11 (8.15m x 5.46m)**

This impressive and delightful area is perfect for entertaining guests or just relaxing at home. Pvc double glazed windows and bi fold doors with integral blinds lead out to the rear garden. Selection of Shaker style base and wall cabinets with a large island unit for 3/4 persons and some integrated appliances which include Neff double oven, fridge, dishwasher and four ring hob with extractor fan. Granite work surfaces with integrated double sink and mixer tap. Star Galaxy granite worktops and splash backs with Crema Marfil marble flooring and skirting. Door to.

**Utility Room 11'10 x 5'9 (3.61m x 1.75m)**

Double glazed window and door, radiator. Base and wall cabinets with space and plumbing for washing machine and tumble dryer. Sink with mixer tap. Tiled to floor.

**Galleried Landing 13'11 x 10'8 (4.24m x 3.25m)**

Pvc double glazed window, radiator. airing cupboard and access to loft. Stairs down to entrance hall.

**Main Bedroom 20'11" x 17'9" (6.38m x 5.41m)**

Double glazed windows over looking the rear garden, two radiators. Built in cupboard.

**En Suite**

Pvc double glazed window, three piece white suite with large sink and drawers under, walk in shower cubicle with slim profile shower tray, glass shower screen and shower system, wc, heated and illuminated mirror. Chrome style vertical radiator and Carrara Marble floor and wall tiling.

**Bedroom 2 15'6 x 10'11 (4.72m x 3.33m)**

Double glazed window, radiator.

**En Suite**

Pvc double glazed window, three piece white suite with sink and drawers under, walk in shower cubicle with shower system, wc, heated and illuminated mirror. Chrome style vertical radiator and Carrara Marble floor and wall tiling.

**Bedroom 3 12'9 x 11'5 (3.89m x 3.48m)**

Pvc double glazed window overlooking rear garden, radiator and wood effect flooring.

**Bedroom 4 12'5 x 11'9 (3.78m x 3.58m)**

Pvc double glazed window, radiator and wood effect flooring. Storage cupboard.

**Bedroom 5 11'8 x 9'9 (3.56m x 2.97m)**

Pvc double glazed window over looking the rear garden, radiator and wood effect flooring. Storage cupboard.

**Bathroom 10'6 x 7'9 (3.20m x 2.36m)**

Pvc double glazed window, four piece white suite with double ended bath and free standing tap and shower, large sink and drawers below, walk in shower cubicle with slim profile shower tray, glass shower screen and shower system, wc, heated and illuminated mirror. Chrome style vertical radiator and Domus Onyx stone effect porcelain tiles

**Rear Garden**

This stunning un-overlooked garden is lawned with mature trees and shrubs and Marshalls Larissa Granite paving patio. Delightful covered seating area. There is a large storage cabin with double doors. Access to both sides of the property with one side accessed via a five bar style gate.

**Frontage**

This impressive frontage offers ample parking on the Carriage driveway which leads to the double garage. Lawned garden with Marshalls Larissa granite paths and to the external entrance area. Mature hedging and flower borders. Concealed oil tank.

**Double Garage**

Power and lighting, porcelain tiled floor and skirting. Remote up and over door. Door to side

**Area Description**

Nestled on the banks of the River Crouch is the village of North Fambridge which offers rail links to London's Liverpool Street Station. Located in the Maldon District, North Fambridge is close to South Woodham Ferrers and Burnham-on-Crouch. The village features the Holy Trinity Church, the popular the refurbished Ferry Boat Inn pub/restaurant and the Blue House Farm nature reserve which is run by Essex Wildlife Trust.

The area has a strong sailing and maritime history with a marina and is a haven for walkers due to its close proximity to the Saltmarsh Coastal trail, spanning approx 75 miles of stunning coastline in the Maldon District. North Fambridge was featured on TV most recently in The Essex Serpent due to the rich saltmarsh and traditional weather-boarded properties that provide ideal quiet and remote backdrops. It is believed the village first featured in the Domesday book as 'Fanbruge'. We are sure you will not be disappointed with a visit to this pleasant village.

**Agents Note & Money Laundering**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

