



Providence, Burnham-On-Crouch, Essex CM0 8JU
£575,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

INDIVIDUALLY DESIGNED AND CONSTRUCTED BY THE PRESENT OWNERS TO THEIR EXACTING STANDARDS. A superb piece of architecture sympathetically re built approximately 4 years ago to a high specification and therefore still under a 10 year new build warranty is this detached residence located just off Burnham on Crouch's historic High Street. Replacing a dilapidated chapel this new building offers a blend of traditional features with a modern contemporary twist. The impressive and versatile accommodation comprises a mezzanine master bedroom, separate guest bedroom and luxury bathroom to the first floor, there is also a superb open gallery landing with split level staircase, whilst the ground floor boasts on entrance an vestibule, shower room, workshop/garage with the main accommodation being open plan and boasting a living/family area below the gallery leading to a study area and kitchen/dining room with separate utility room. Externally there is a rear and side courtyard garden and driveway parking to the front. The property is worthy of an early inspection to fully appreciate not only the unique layout and high specification finish but also the versatility of accommodation and location on offer. EPC Rating: C.

FIRST FLOOR:

MEZZANINE MASTER BEDROOM:

21'2 x 13'1 (6.45m x 3.99m)

Am impressive mezzanine floor open to the gallery, with windows either side of the room, vaulted ceiling and glazed balustrade.

BEDROOM 2:

12'3 x 8'7 (3.73m x 2.62m)

Double glazed window to side, opening to:-

DRESSING AREA:

Double glazed window to side, hanging rails.

GALLERY LANDING:

21'2 x 18'7 (6.45m x 5.66m)

Offering a stunning gallery over the living area, frosted windows to either side, access to both bedroom two and the bathroom, there is a split level bespoke walnut staircase leading to the ground floor.

GROUND FLOOR:

VESTIBULE:

11'2 x 8' (3.40m x 2.44m)

Solid wooden double entrance doors to front, windows to either side, feature atrium with glazed unit to front, tiled flooring with under floor heating, doors to:-

SHOWER ROOM:

5'8 x 5'7 (1.73m x 1.70m)

Suite comprising wc, wash hand basin and shower cubicle, tiled flooring with under floor heating, part tiled walls, extractor fan.

WORKSHOP/STORAGE ROOM:

18'1 x 8'6 (5.51m x 2.59m)

Solid wooden double doors to front, power and light connected, door to vestibule, glazed display unit to living space, tiled terrazzo flooring with under floor heating.

STUDY AREA:

13'5 x 12'3 (4.09m x 3.73m)

Double glazed doors to side courtyard, fully glazed door leading to side garden, tiled terrazzo flooring with under floor heating, display unit housing motorcycle, although this could quite easily be converted to an atrium or aquarium, room open to:-

OPEN PLAN LIVING/FAMILY AREA:

28'11 x 18' (8.81m x 5.49m)

A stand out feature area of the property with gallery landing over and exposed vaulted ceiling above, the room offers the superb central walnut staircase and freestanding burner with exposed stainless steel flu, tiled terrazzo flooring with under floor heating. There is a large under stairs storage cupboard and open to:-

KITCHEN/DINING AREA:

24'9 < 13'6 x 21' (7.54m < 4.11m x 6.40m)

With a beautiful turret shaped full height glazed unit to the rear overlooking the courtyard garden this area of the property boasts an abundance of natural light. There is a glazed door leading to the rear courtyard and skylight to side. The modern bespoke fitted kitchen comprises a range of high gloss handle-less wall and base mounted storage units complemented with a quartz work surface and island/bar unit, the kitchen benefits from an integral fridge/freezer and dishwasher, door to:-

UTILITY/BOOT ROOM:

13'11 x 6'7 (4.24m x 2.01m)

Glazed ceiling unit, door to front, two butler sink units set in solid oak work surface, space and plumbing for laundry appliances, built in storage cupboard housing pressurised hot water cylinder and wall mounted 'Vaillant' gas fired boiler. The room also benefits from being a wet room with fixed shower attachment to one side, tiled flooring with under floor heating.

EXTERIOR -FRONT:

Set behind bespoke iron railings with a personal gate to the front and sliding gate (could be converted to electric) to one side providing access to the driveway. There is an original flagstone step leading up

the storm porch and double doors to the workshop/storage room. To the other side of the property there is part glazed wooden door built in to red brick wall leading to:-

SIDE GARDEN

An enclosed garden which is paved with access to the front and to the utility room.

REAR COURTYARD:

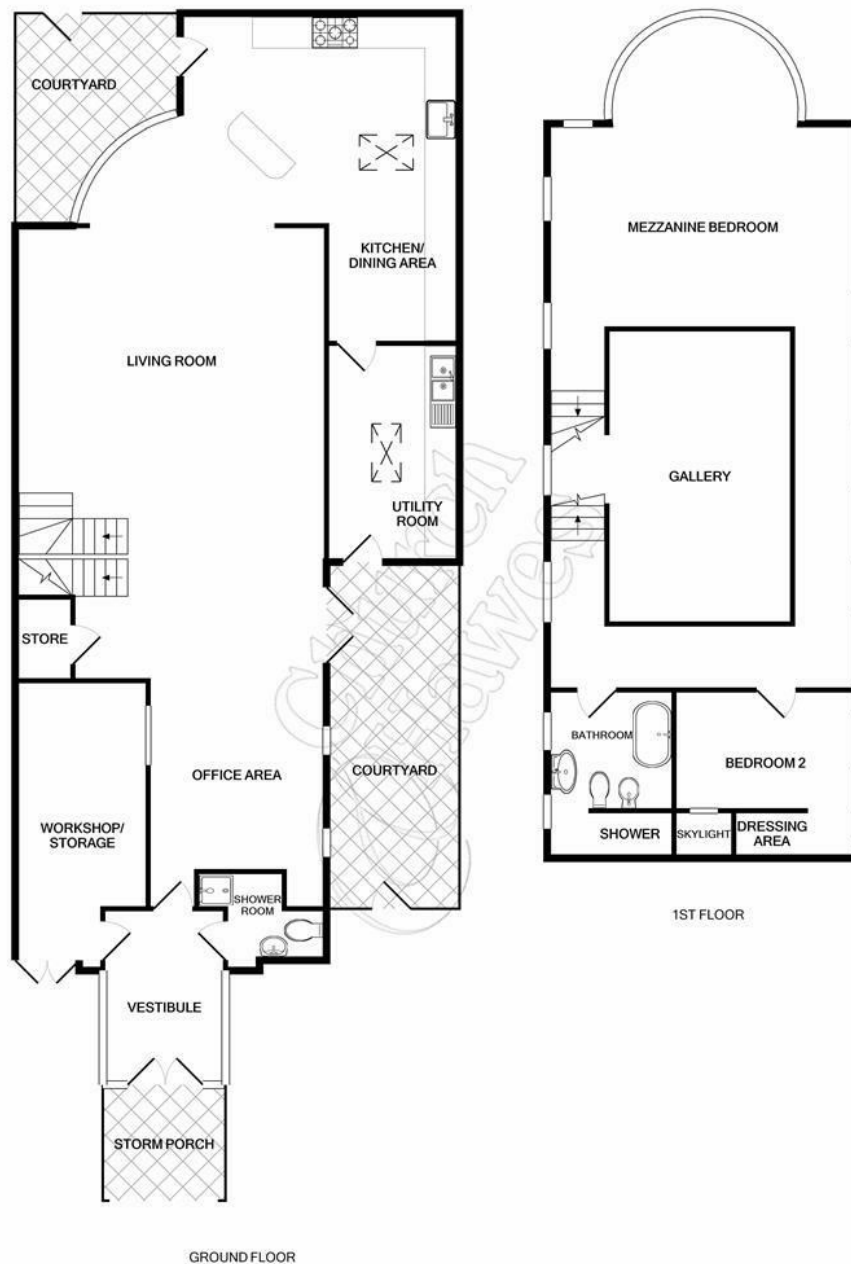
A beautifully presented walled rear garden with access to the rear via Granville Terrace, the garden has been decked meaning a very low maintenance upkeep.

Village of Burnham-on-Crouch

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

Agents Note

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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