



15a Mangapp Chase, Burnham-On-Crouch , CM0 8QQ  
Price £950,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

**\*\*STAMP DUTY PAID\*\*** Plot 3 - Forming part of a new executive development made up of 5 detached properties set along one of Burnham's most favoured and picturesque country lanes. Positioned on the fringes of Burnham, these properties offer a perfect blend of countryside living, yet still within easy reach of local amenities, all of which are in walking distance. The development is currently under construction with expected completion Spring 2024, however, the developer is giving the opportunity to place reservations now to interested parties. The properties are being designed and built to the developer's exacting standards and high specification with well planned living accommodation throughout. Traditionally constructed using brick and block work the houses will benefit from a 10 year structural warranty, highly efficient 'Air Source Heat Pump' fuelling the central heating system, as well as garaging and extensive off road parking. Site access is available, strictly by appointment only.

**SPECIFICATION:**

**FLOORING, DOORS & WINDOWS:**

Flooring comprising mixture of porcelain tiles, LVT Kardean flooring and carpets. Heavy duty doors with chrome ironmongery. White UPVc double glazed windows and doors, aluminium bifold doors.

**ELECTRICAL:**

Chrome finished electrical sockets and switches, white led downlights. Inset ceiling speaks to specified rooms for connection to buyer's own system.

**PLUMBING & CENTRAL HEATING:**

Energy Efficient Air Source Heat Pump for hot water and central heating with underfloor heating to ground floor and radiators to first floor.

**DECORATION:**

White matt emulsion finished walls and ceilings, range of feature walls (to client's choice), woodwork painted in satin wood white throughout, internal doors and stair parts finished to client's choice.

**PEACE OF MIND:**

10-Year Build Zone Warranty, latest home security system with external CCTV cameras.

**GROUND FLOOR ACCOMMODATION:**

**ENTRANCE HALL:**

Light and airy entrance hall, softwood staircase with glass balustrade to first floor, LVT Kardean flooring, doors to:

**CLOAKROOM:**

Suite comprising concealed cistern WC and wall hung wash hand basin, LVT Kardean flooring.

**HOME OFFICE:**

Dual aspect room with windows to front and bifold doors opening to rear gardens, inset ceiling speakers.

**KITCHEN/FAMILY ROOM:**

Bifold doors opening onto paved patio area, bespoke German style kitchen with Quartz work surfaces, integrated Neff appliances including electric induction hob with extractor hood over, ovens, combination microwave, dishwasher, fridge and freezer, LVT Kardean flooring, inset ceiling speakers, door to:

**UTILITY:**

Door opening to rear, fully fitted with bespoke units and Quartz work surfaces, space and plumbing for washing machine and tumble dryer, LVT Kardean flooring.

**FIRST FLOOR ACCOMMODATION:**

**LANDING:**

Light and airy landing, glass balustrade staircase down to Ground Floor, radiator, doors to:

**MASTER BEDROOM SUITE:**

Generous bedroom with window to rear offering garden views, radiator, carpeted flooring, doors to:

**EN-SUITE:**

Suite comprising feature freestanding bath, oversized walk-in shower, wall hung hand wash basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

**BEDROOM 2:**

Radiator, carpeted flooring.

**BEDROOM 3:**

Radiator, carpeted flooring.

**BEDROOM 4:**

Radiator, carpeted flooring.

**FAMILY BATHROOM:**

Suite comprising panelled bath, fully tiled shower, wall hung wash hand basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

**EXTERNAL:**

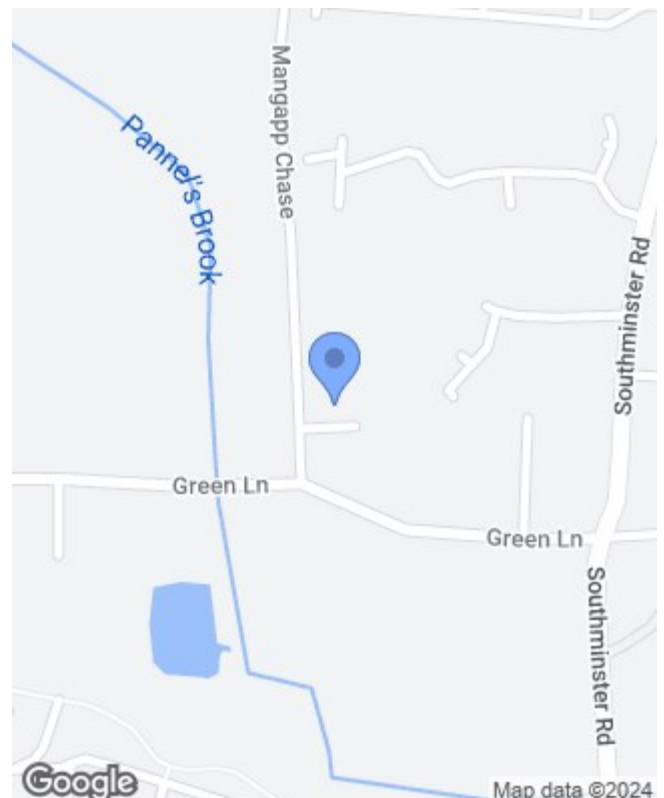
Landscaped gardens, mainly laid to lawn, large paved patio area, external lighting and cold water tap, parking for several vehicles, electric vehicle charging cabling in place.

**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.

**AGENTS NOTE - STAMP DUTY:**

The developers will pay the buyers stamp duty up to an amount of £36,250 and based on the asking price being paid.



# Plot 3



Ground Floor Plan



Second Floor Plan