



Stoney Hills, Burnham-on-Crouch , Essex CM0 8QA  
Asking price £1,750,000

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

An exquisite individual residence located along one of Burnham's most prestigious private postcodes. The unrivalled accommodation totals an extraordinary 5500 sq ft spread over three floors featuring an impressive indoor swimming pool complex with changing and shower facilities and six bedrooms with five en-suites and a family bathroom. Further accommodation includes three large receptions rooms, open plan kitchen/dining/family room, orangery and an imposing entrance reception. The property sits on an overall plot of just under one acre. The property's expansive frontage benefits from electric entrance gates, a plethora of parking including a 4 bay detached garage with room above, there is an additional garage/workshop to the side of the property which could hold up to 6 vehicles. The property's rear garden is mainly laid to lawn with landscaped patios and pathways leading to a large carp pond at the rear. There is vehicular access to the rear of the property which has further garaging/workshop outbuildings with phase 3 electricity. A truly stand out property that must be viewed to be fully appreciated. EPC Rating: C.

**Second Floor**

- Bedroom: 13'10 x 11'5 (4.22m x 3.48m)
- Bedroom: 20'6 x 11'05 (6.25m x 3.48m)
- Landing / Reception room 26'3 x 13'8 (8.00m x 4.17m)
- Upper Bathroom 8'5 x 6'2 (2.57m x 1.88m)

**First Floor**

- Galleried Landing 30'2 x 13'4 (9.19m x 4.06m)
- Master Bedroom 20'8 x 15'11 (6.30m x 4.85m)
- Ensuite 11'6 x 8'7 (3.51m x 2.62m)
- Walk in wardrobe 8'4 x 6'9 (2.54m x 2.06m)
- Bedroom
- Ensuite 7'1 x 7'8 (2.16m x 2.34m)
- Bedroom 15' x 10'9 (4.57m x 3.28m)
- Ensuite 7'1 x 11'6 (2.16m x 3.51m)
- Bedroom 15'2 x 12'9 (4.62m x 3.89m)
- Ensuite 8'5 x 8'7 (2.57m x 2.62m)
- Walk in Wardrobe 12'7 x 4'4 (3.84m x 1.32m)
- Bathroom 5'7 x 8'6 (1.70m x 2.59m)

**Ground Floor:**

- Entrance Hall 26'11 x 14'8 (8.20m x 4.47m)
- Cloakroom 6'5 x 6'1 (1.96m x 1.85m)
- Reception Room 29'1 x 15'11 (8.86m x 4.85m)
- Sitting Room 16'00 x 10'8 (4.88m x 3.25m)
- Orangery 12'9 x 17'2 (3.89m x 5.23m)
- Indoor Swimming Pool 40'4 x 26' (12.29m x 7.92m)
- Changing Room/Shower Room 13'8 x 8 (4.17m x 2.44m)

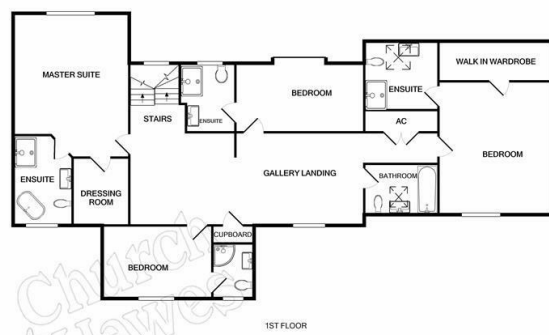
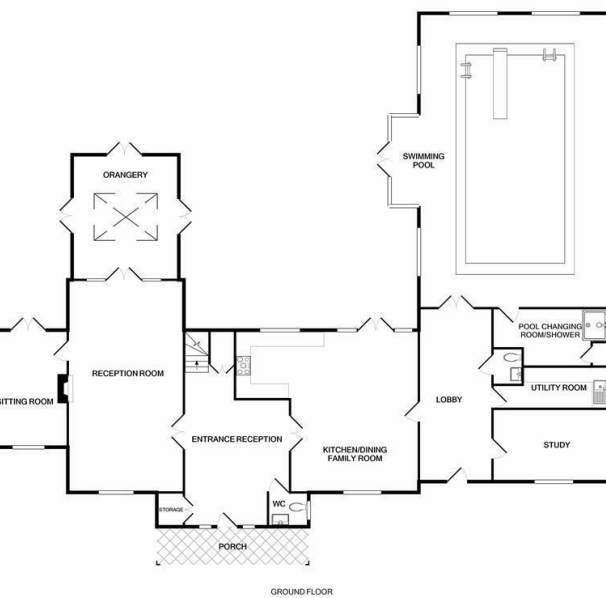
- Cloakroom 5'8 x 5'1 (1.73m x 1.55m)
- Utility room 5'9 x 15'11 (1.75m x 4.85m)
- Office 13'8 x 10'8 (4.17m x 3.25m)
- Second Entrance Hall
- Kitchen / Diner / Family Room 24'5 x 22'06 (7.44m x 6.86m)
- Garden
- Front Garage 33'8 x 22'10 (10.26m x 6.96m)
- Garage & Studio above 33'8 x 15'2 (10.26m x 4.62m )
- Second Garage / Workshop 36'7 x 18'00 (11.15m x 5.49m)
- Pump House

**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.



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for descriptive purposes only and should be used as such to any prospective purchaser. The original drawings and all other plans have been stored and are available for inspection. Made with Metaphor ©2020

