



**Church
Hawes**
churchandhawes.com
For Sale
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Pannel's B
House

Green Lane, Burnham-on-Crouch, Essex CM0 8PT
Guide price £1,250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £1,250,000 - £1,350,000. A exemplary executive residence located in one of the most desirable leafy lanes on the outskirts of Burnham-on-Crouch. Individually designed and constructed to exacting standards the property boasts a little over 3700 sq. ft (345 sq. m) of accommodation spread over three levels. The impressive plot measures 0.33 acre (sts) incorporating extensive driveway parking, detached double garage with potential for home office over, and a private and secluded established rear garden with indoor current swimming pool. The vast internal accommodation comprises entrance hallway, galleried landing to second floor, three large reception rooms, open plan kitchen/family and dining area opening to snug, cloakroom, master and guest suites complemented with two further double bedrooms, family bathroom, second floor games rooms/ and bedroom with shower room. Burnham on Crouch mainline railway station is approximately 0.8 miles offering a convenient direct service to London Liverpool Street. Viewing comes highly advised to fully experience the size and standard of accommodation on offer. EPC Rating: B.

SECOND FLOOR:

GAMES/MEDIA ROOM:

20'5 x 13'1 (6.22m x 3.99m)

BEDROOM 5:

13'1 x 11'6 (3.99m x 3.51m)

SHOWER ROOM:

8'10 x 7' (2.69m x 2.13m)

GALLERIED LANDING:

FIRST FLOOR:

MASTER SUITE:

20'2 x 16'4 (6.15m x 4.98m)

WALK IN WARDROBE/DRESSING ROOM:

8'7 x 7'4 (2.62m x 2.24m)

EN SUITE:

GUEST SUITE:

18'5 x 10'8 (5.61m x 3.25m)

DRESSING AREA:

7'7 x 6'1 (2.31m x 1.85m)

WALK IN WARDROBE:

7'6 x 6'2 (2.29m x 1.88m)

EN SUITE:

BEDROOM 3:

14'8 x 10'2 (4.47m x 3.10m)

BEDROOM 4:

14'8 x 9'10 (4.47m x 3.00m)

BATHROOM:

11'2 x 9'1 (3.40m x 2.77m)

LANDING:

GROUND FLOOR:

ENTRANCE HALLWAY:

CLOAKROOM:

LIVING ROOM:

20'5 x 16'3 (6.22m x 4.95m)

DINING ROOM/SITTING ROOM:

11'2 x 11'1 (3.40m x 3.38m)

STUDY:

11'7 x 7'9 (3.53m x 2.36m)

OPEN PLAN KITCHEN/DINING/ENTERTAINING AREA:

21'7 x 19'2 (6.58m x 5.84m)

SITTING AREA/SNUG:

18'5 x 10'8 (5.61m x 3.25m)

AGENTS NOTES:

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.

LOCATION:

The town of Burnham-on-Crouch is situated on the north bank of the River Crouch, which is an attractive tidal estuary. 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 Burnham Week at the end of August.

Although the town has a population of little over 7,500, it is the principal settlement in the Dengie peninsula and is consequently able to boast facilities that are uncommon in small towns. These include two primary schools and a secondary school, a cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs, two supermarkets, no less than nine public houses, numerous other restaurants, eateries and shops and a railway station on the Southminster branch line with direct trains into London Liverpool Street. 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 NOTES:

The property benefits from the following features:

Under floor heating to the ground floor

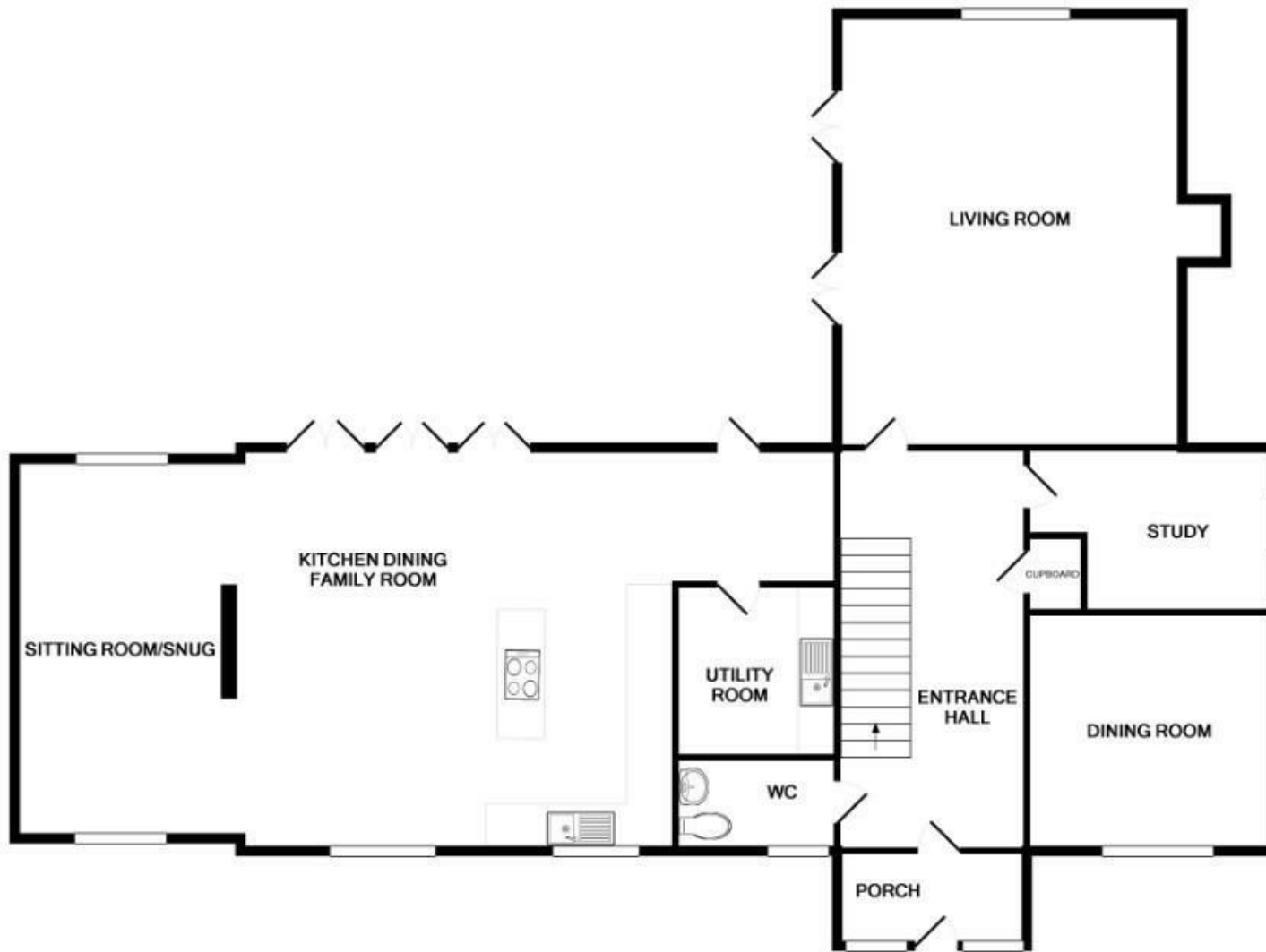
Eco friendly air source heat pump heating system

Hard wired cabling for Cable/Sky TV, media sound system (i.e. Sonos), telephone points.

Alarm comprising : ground floor door contacts, panic alarm to master bedroom, 8 PIR sensors.

CCTV:

External HD IR cameras fed to DVR within media cupboard.



GROUND FLOOR

