



Blackberry Barn Stoney Hills, Burnham-On-Crouch , Essex CM0 8QA

Price £775,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

4/5-Bedroom Detached Home on Highly Sought-After Private Road. Nestled on a prestigious private road on the fringes of Burnham-on-Crouch, this executive detached residence is an exceptional opportunity for discerning buyers. Priced to sell and offered with no onward chain, this stunning property is further complemented by the option to acquire a 0.5-acre paddock (subject to separate negotiation)—ideal for equestrian enthusiasts or those seeking additional outdoor space. The home boasts superbly renovated and meticulously maintained interiors by the current owners, offering generous and versatile accommodation. The spacious and well-presented layout includes:

First floor: Four double bedrooms, including a master with en-suite, and a family bathroom.

Ground floor: A welcoming entrance hallway, feature-filled living room with log burner, conservatory, study/playroom, and an expansive open-plan kitchen/breakfast/family room, perfectly suited for entertaining. Additionally, a separate utility room enhances functionality. Externally, the property enjoys a gated, large driveway, extensive parking, a garage, and landscaped gardens. The overall plot spans approximately 0.25 acres, providing ample outdoor space for relaxation or entertaining. Modern conveniences include Smart lighting, CCTV, and data points in key areas, ensuring a blend of luxury and technology.

Despite its tranquil location, this home offers excellent accessibility to Burnham's amenities, including the railway station, doctor's surgery, post office, schools, vibrant High Street, and the picturesque River Crouch. This is a rare opportunity to secure a truly special property in a highly sought-after private development. Viewing is essential to fully appreciate the space, quality, and lifestyle this home has to offer.

\* The Vendor has agreed to pay Stamp Duty at the Standard Rate (not second home) on an Asking Price Offer.

**FIRST FLOOR:****MASTER BEDROOM: 16'7" x 13'11" (5.05m x 4.24m)**

Double glazed window to front, radiator, air conditioning unit providing cold and hot air.

**EN-SUITE:**

Obscure glazed window to rear, chrome heated towel rail, 4 piece suite comprising large walk-in shower, bath with tiled surround, concealed cistern WC and wash hand basin, tiled walls and floor.

**BEDROOM 2: 20'1" x 10'1" max (6.12m x 3.07m max)**

Two double glazed windows to front, two radiators, air conditioning unit providing cold and hot air.

**BEDROOM 3: 12'2" x 9'3" (3.71m x 2.82m)**

Double glazed window to rear, radiator.

**BEDROOM 4: 10' x 9'3" (3.05m x 2.82m)**

Double glazed window to rear, radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising panelled bath, concealed cistern WC and wash hand basin set on vanity storage unit, tiled walls and floor.

**LANDING:**

Staircase to ground floor, doors to all rooms.

**GROUND FLOOR - PORCH:**

Oak porch with slate tiled roof, outdoor power points.

**RECEPTION HALL:**

Door to front with full height side light windows either side, engineered oak flooring, stairs to first floor, doors to:

**STUDY/PLAYROOM/RECEPTION: 9'8" x 8'1" (2.95m x 2.46m)**

Double glazed window to front, radiator.

**CLOAKROOM:**

Obscure double glazed window to side, 2 piece suite comprising concealed cistern WC and wash hand basin.

**KITCHEN/BREAKFAST ROOM: 20'1" x 12'7" (6.12m x 3.84m)**

A stunning light and airy room with two double glazed windows to rear, radiator, comprehensive range of wall and base mounted storage units, sink set in roll edged work surface, waste disposal, instant boiling filtered water tap, matching breakfast bar, induction hob with extractor hood over, integrated Neff appliances, tiled floor, inset spotlights.

**UTILITY ROOM: 9'10" x 8'5" (3.00m x 2.57m)**

Double glazed window and door to rear, wall and base mounted storage units with sink set in roll edged work surface, space and plumbing for washing machine and tumble dryer, tiled flooring, door to garage.

**SITTING ROOM: 26'2" x 13'11" (7.98m x 4.24m)**

An impressive room with large bay window to front and double doors opening to conservatory, 2 radiators, feature fireplace with inset log burner, continuation of engineer oak flooring.

**CONSERVATORY: 12'9" x 10'8" (3.89m x 3.25m)**

Double doors opening to rear garden, windows to all sides.

**EXTERIOR:****FRONTAGE:**

Accessed via double electric wooden gates and providing off road parking for several vehicles, wooden fence to front with planted hedging, exterior power points, access to:

**GARAGE: 20'4" x 10'3" (6.20m x 3.12m)**

Electric roller garage door to front.

**REAR GARDEN:**

Commencing with a large paved patio seating area, remainder mainly laid to lawn, further paved seating area with feature covered pergola over.

**TENURE & COUNCIL TAX INFORMATION:**

This property is being sold freehold and is Council Tax Band E.

**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.

**MONEY LAUNDERING & REFERRALS:**

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

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

