



Green Lane, Burnham-on-Crouch , Essex CM0 8PU  
Price £950,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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An outstanding detached residence, situated in a highly private turning on the outskirts of the picturesque Burnham-on-Crouch. The majority of the main structure of this home was originally a period barn, thoughtfully relocated from Caidge Farm, adding both historical charm and character to the property. With its distinctive blend of rustic appeal and contemporary living, Caidge Cottage offers a truly unique opportunity for prospective buyers.

The property is set on an impressive plot of approximately 0.4 acres, with beautifully maintained mature gardens providing both privacy and tranquillity. To the rear, the gardens offer stunning views over open farmland, enhancing the rural feel of the home. This idyllic setting ensures that Caidge Cottage is a peaceful retreat, while still being within easy reach of local amenities and the coastal town of Burnham-on-Crouch.

Internally, the home exudes charm and character, with an abundance of period features, including exposed beams, studwork, purlins, original floorboards, and solid wood internal doors. These architectural details, combined with the sense of space throughout the home, create a welcoming and homely atmosphere. The property also benefits from gas underfloor heating throughout. Energy Rating C.



## **INTERNAL ACCOMMODATION:**

### **FIRST FLOOR:**

Four generously sized bedrooms, each offering character and natural light.

A luxury fitted family bathroom, beautifully designed with high-quality fixtures and fittings, offering both elegance and practicality.

### **GROUND FLOOR:**

An impressive entrance hall, providing a grand welcome and leading to the main living areas of the home.

A spacious kitchen/breakfast room, ideal for family meals and entertaining. The room also features a pantry for additional storage space.

A formal dining room, perfect for hosting dinner parties and family gatherings.

A large 'L' shaped lounge, featuring a charming fireplace and large windows that allow natural light to flood the space, providing a relaxing and sociable area for family living.

A separate study, offering a quiet and productive space for work or leisure.

A four-piece family bathroom, elegantly designed with modern fixtures and plenty of space.

A practical utility room, ideal for laundry and additional storage.

### **DETACHED ANNEX:**

Positioned part way down the stunning rear garden.

Fully double glazed and insulated.

Living area open plan to a fitted kitchen.

Double bedroom.

En-suite shower room.

## **EXTERNAL FEATURES:**

The property is set on a superb plot measuring approx. 0.4 acres overall.

The property enjoys a generous frontage, offering ample off-road parking and a detached garage which has been converted for use as a home gym, providing both convenience and secure storage.

The well-maintained grounds feature mature landscaping, with a variety of shrubs, trees, and open lawn areas that provide a peaceful setting for outdoor relaxation and enjoyment.

The rear garden offers uninterrupted views over open farmland, ensuring maximum privacy and an enviable outlook.

## **LOCATION:**

Caidge Cottage is located in a highly sought-after area on the outskirts of Burnham-on-Crouch, a charming town renowned for its maritime history and scenic coastline. The property is within easy reach of local amenities, including shops, schools, and transport links. The nearby countryside offers a wealth of outdoor pursuits, from walking and cycling to water sports, making this an ideal location for those who enjoy a rural lifestyle without compromising on convenience.

## **AGENTS NOTES:**

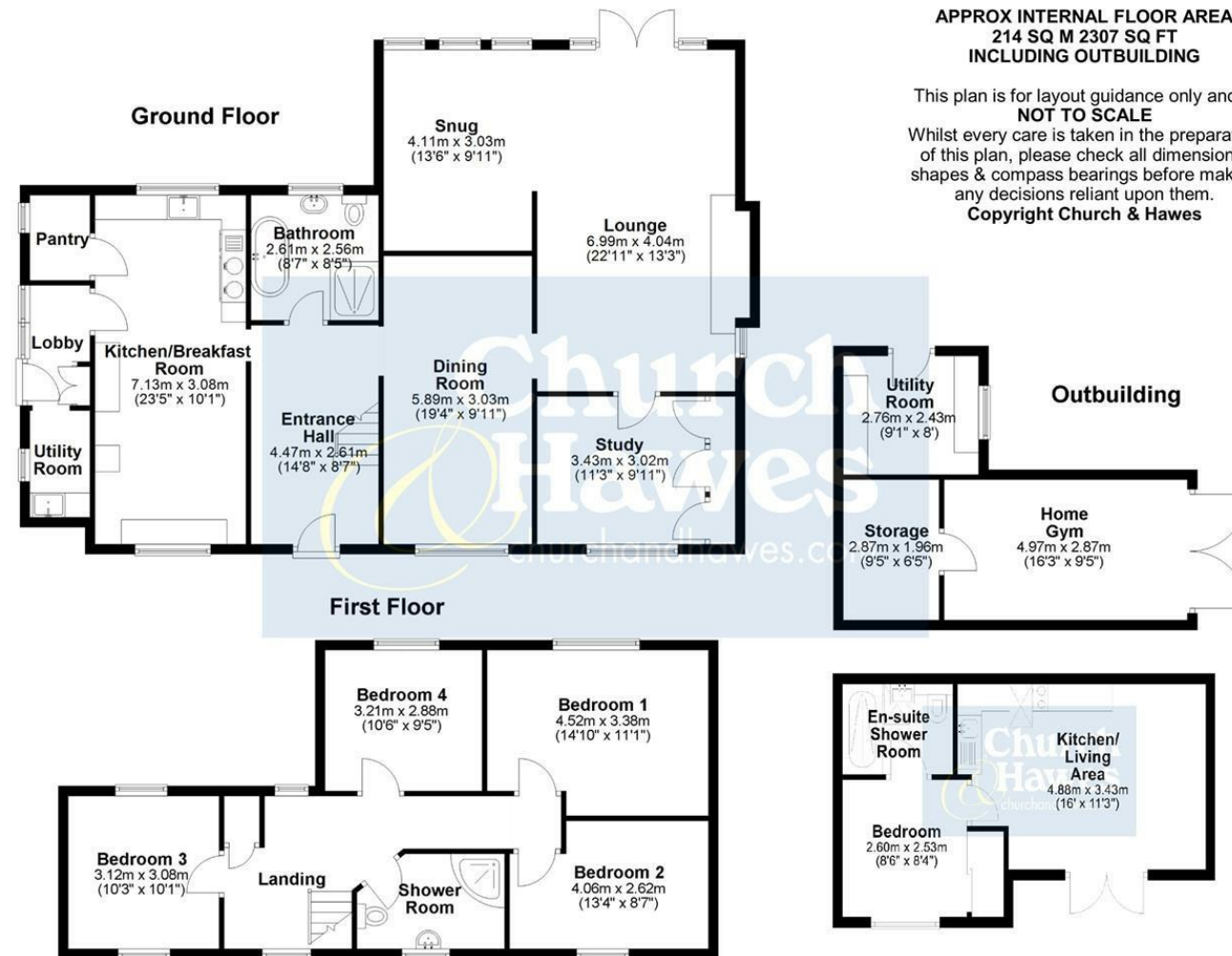
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

## **COUNCIL TAX BAND:**

This property is being sold freehold and is Tax Band F.







**APPROX INTERNAL FLOOR AREA  
214 SQ M 2307 SQ FT  
INCLUDING OUTBUILDING**

This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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