



**Stoney Hills, Burnham-On-Crouch, CM0 8QA**  
Guide price £950,000

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

Guide Price £950,000 – £1,000,000

## An Exceptional New-Build Detached Home of Impressive Proportions

Occupying a highly desirable private setting in the sought-after Stoney Hills, this stunning brand-new detached residence offers nearly 3,500 sq ft of beautifully designed accommodation arranged over two floors. A viewing of the floor plan is highly recommended to fully appreciate the scale and layout on offer.

The property has been thoughtfully designed to provide generous and versatile living space. The first floor features four substantial bedrooms, including three en-suite bathrooms, complemented by a stylish family bathroom and an impressive galleried landing that enhances the sense of space and light.

The ground floor is equally impressive, welcoming you via a striking entrance hallway with access to a cloakroom, internal garage, and a separate living room. The heart of the home is the expansive open-plan kitchen, living and dining area, ideal for modern family life and entertaining.

Externally, the property benefits from a walled frontage with electric gates, offering privacy and security, along with driveway parking. To the rear, there is a landscaped garden providing an attractive outdoor space.

Further features include a highly efficient air source heat pump, underfloor heating to the ground floor, and an excellent Energy Rating of B, ensuring both comfort and efficiency.

### 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.

### Money Laundering Regulations & 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.

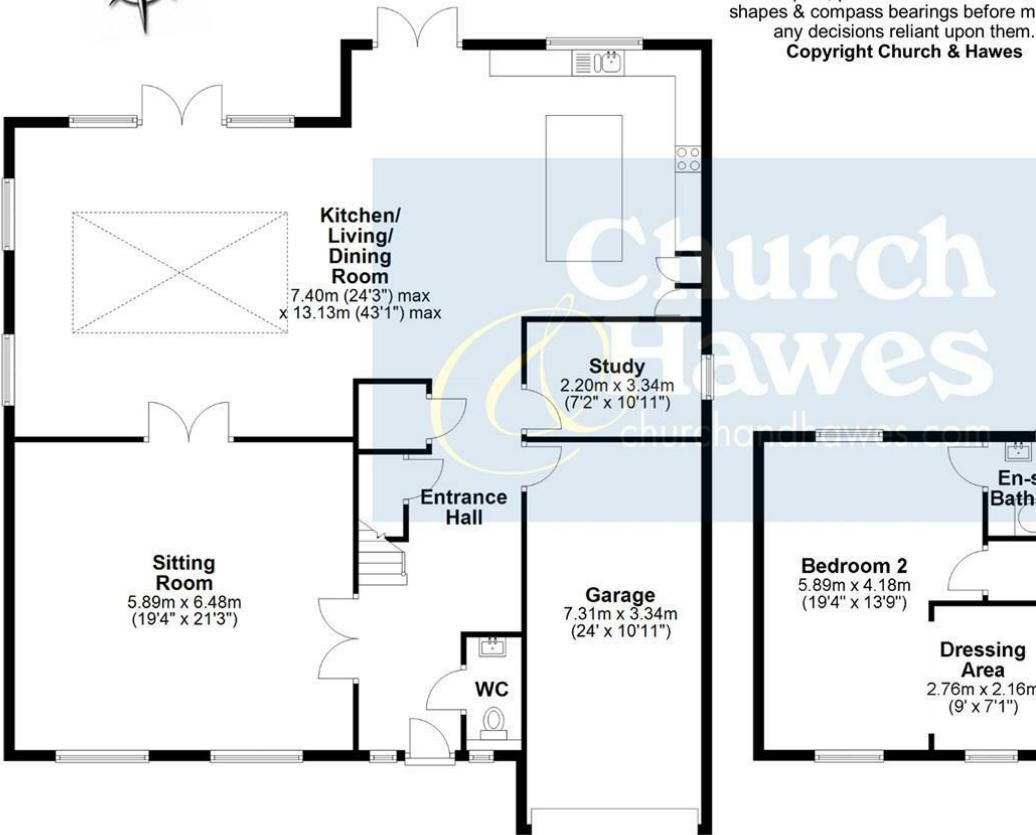
### Village of Burnham-on-Crouch

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. 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.



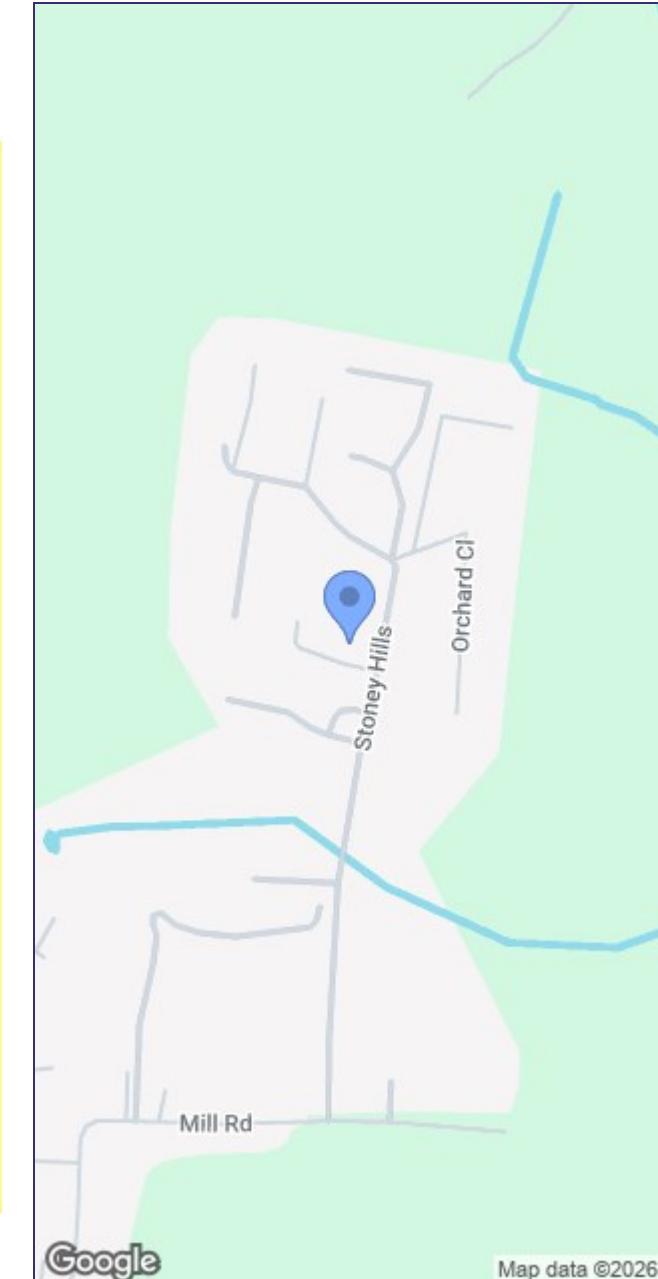
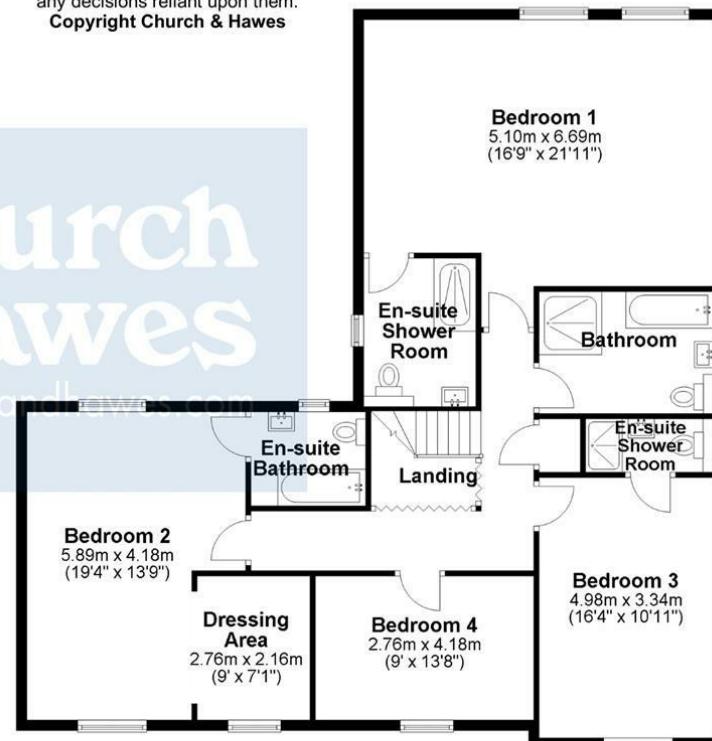
## Ground Floor



APPROX INTERNAL FLOOR AREA  
TOTAL 300 SQ M 3225 SQ FT  
INCLUDING GARAGE

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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## First Floor



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