



Stoney Hills, Burnham-on-Crouch, Essex CM0 8QA
£925,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****BRAND NEW DETACHED HOUSE** NO ONWARD CHAIN ** NHBC GUARANTEE****

Backing directly on to open farmland with a westerly facing rear garden is this superb detached house located down one of Burnham's premier private roads. Within close proximity you can find local shops, schools and train station serving London Liverpool Street Station. The spacious accommodation includes four large double bedrooms to the first floor with the master boasting a luxury en-suite and dressing room, there is also an en-suite to the guest bedroom, family bathroom and landing whilst the ground floor offers a bright and airy entrance hallway, cloakroom, lobby with storage, living room, dining room/playroom and open plan kitchen/breakfast/family room with separate utility room. Externally there is an extensive driveway and a beautifully landscaped westerly facing un-overlooked rear garden which backs on to open farmland.

The property has been constructed to the highest specification and with the finest attention to detail allowing any buyer to simply move straight into this wonderful home.

Viewings strictly by appointment through Church & Hawes 01621 782652.

FIRST FLOOR:

MASTER BEDROOM:

16'3 x 15'6 (4.95m x 4.72m)

Double glazed window to rear with far reaching views across open countryside, radiator.

EN-SUITE:

13'00 x 6'11 (3.96m x 2.11m)

Obscure double glazed window to rear, free standing bath, walk-in tiled shower cubicle, his and hers wash hand basins with unit below, low level W.C, wooden floors, extractor fan.

DRESSING ROOM:

8'5 x 5'0 (2.57m x 1.52m)

Six double wardrobes.

GUEST BEDROOM:

15'5 x 14'0 (4.70m x 4.27m)

Double glazed window to rear, radiator.

EN-SUITE:

6'5 x 5'5 (1.96m x 1.65m)

Obscure double glazed window to side, wash hand basin with unit below, low level W.C, shower cubicle with part tiled walls, wooden flooring, extractor.

BEDROOM:

15'5 x 13'0 (4.70m x 3.96m)

Double glazed window to front, radiator.

BEDROOM:

13'3 x 13'7 (4.04m x 4.14m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

11'10 x 8'5 (3.61m x 2.57m)

Obscure double glazed window to side, wash hand basin set in unit with splash

back, panelled bath, shower cubicle with part tiled wall, low level W.C, extractor, wooden flooring.

LANDING:

17'11 x 14'3 (5.46m x 4.34m)

Double glazed window to front, radiator, stairs leading to:-

GROUND FLOOR:

ENTRANCE HALL:

19'3 x 10,0 (5.87m x 3.05m,0.00m)

Double glazed window to front, wooden door to front, wooden flooring, under stairs storage cupboard, stairs to first floor, doors to:-

LIVING ROOM:

22'9 x 16'2 (6.93m x 4.93m)

Double glazed window to rear, double glazed double doors to rear opening onto patio, feature fireplace with multi fuel burner set on tiled hearth.

OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM:

28'7 x 15'5 (8.71m x 4.70m)

A stunning open plan room with bi folding doors which open to the rear garden, double glazed window to front, a well equipped country style kitchen fitted with a range of shaker style wall and base mounted storage units complemented with Quartz work surfaces and an integrated dishwasher, there is a freestanding range style oven with induction hob, matching island unit with pop-up power socket, door to:-

UTILITY ROOM:

11'4 x 8'10 (3.45m x 2.69m)

Double glazed door to rear, double glazed windows to front and rear, 1 1/2 bowl sink/drain unit, range of wall and base mounted units, space and plumbing for washing machine and dishwasher, wooden flooring.

DINING ROOM/PLAYROOM/STUDY:

12'11 x12'4 (3.94m x3.76m)

Double glazed window to front, wooden flooring.

SIDE LOBBY:

8'2 x 4'6 (2.49m x 1.37m)

Ten storage cupboards, wooden flooring door to:-

CLOAKROOM:

8'9 x 3'9 (2.67m x 1.14m)

Double glazed door to side, double glazed window to side, wash hand basin set into unit, wooden flooring.

EXTERIOR - FRONTAGE:

An extensive driveway greets the property with parking available for numerous vehicles, there are raised sleeper beds to the borders with planted shrubs and trees. To the boundary there is a post and rail fence.

REAR GARDEN:

Westerly facing rear garden mainly laid to lawn with wooden sleeper borders and attractive shrubs surrounding, side access to both sides, patio area for entertaining guests, raised seating area at the rear of the garden with Gazebo over.

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:

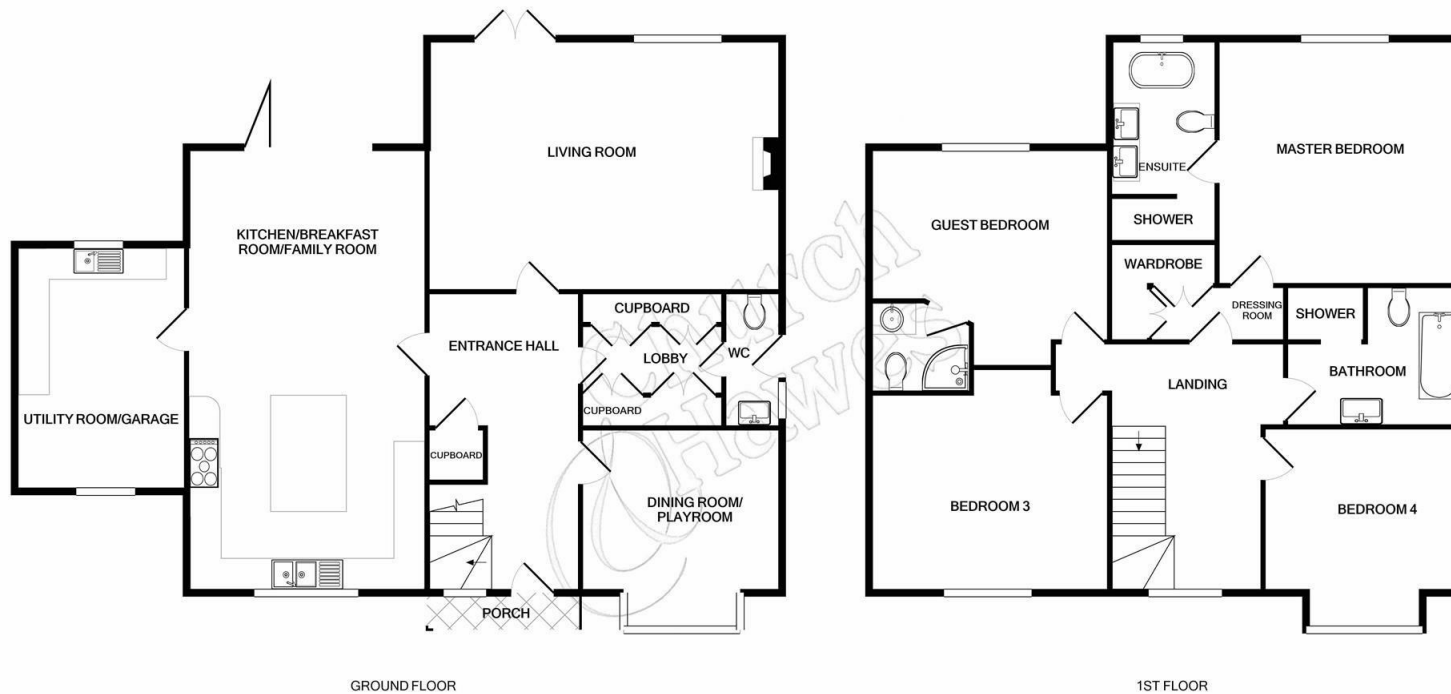
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify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

AGENTS NOTE:

The property is installed with a highly efficient 'Air Source' heat pump fuelling the central heating system and domestic hot water. The central heating systems runs with under floor heating on the ground floor and radiators on the first floor.

The property has network cabling hard wired throughout the house.

Upon completion the property will benefit from a 10 Year NHBC warranty which commands the highest level of standards are met.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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