



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA  
Asking price £950,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



AN INDIVIDUAL ARCHITECTURALLY DESIGNED BRAND NEW CONTEMPORARY DETACHED PROPERTY CONSTRUCTED TO THE HIGHEST STANDARD ON A PLOT OF 0.25 ACRE.

Offering accommodation APPROACHING 3000 SQ FT arranged over two floors with the option of a third floor conversion to games room. Accommodation in full comprises five first floor double bedrooms with three en suite shower rooms, further family bathroom and dressing room to the master suite whilst the ground floor offers an impressive entrance hallway with full height feature glazed unit, study, open plan kitchen/dining/living room with separate utility room.

The property is located on the entrance to one of Burnham's most sought after private leafy lanes made up of other executive dwellings. Externally the grounds wrap around the property with driveway parking to the front, double integral garage and a landscaped westerly facing rear garden. Energy Rating: B.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

13'11 x 7'9 (4.24m x 2.36m)

An impressive entrance hallway with solid aluminium entrance door to front and glazed side units with a feature full height glazed unit. The entrance hallway opens into the living area with separate doors to the Study, Utility Room and:

### CLOAKROOM:

6'11 x 3'3 (2.11m x 0.99m)

Two piece white suite comprising hidden cistern wc and wall hung wash hand basin with vanity storage unit under, tiled flooring, part tiled walls.

### STUDY:

13'7 x 9'7 (4.14m x 2.92m)

Double glazed window to front, tiled flooring, built in storage cupboard.

### UTILITY ROOM:

16'3 x 7'6 (4.95m x 2.29m)

Part glazed door to side and integral door to garage, a range of matching wall and base mounted storage units with integral washing machine and tumble dryer, large butler style stainless steel sink with single drainer set in work surfaces, glass splash back, tiled floor, boxing housing underfloor heating manifold.

### LIVING/DINING/FAMILY AREA:

20'4 x 13'7 (6.20m x 4.14m)

Three sets of aluminium bi folding doors opening to the rear garden, tiled flooring, fireplace with inset multi fuel burner set on polished slate hearth.

### KITCHEN/BREAKFAST AREA

23'9 x 13'5 (7.24m x 4.09m)

Double glazed window to side. A fully fitted bespoke German kitchen complemented with 'Neff' appliances, feature island with breakfast bar, integrated appliances include a larder fridge and freezer, single hide-and-slide oven, microwave oven, dishwasher, induction hob with extractor hood over and wine chiller, double bowl stainless steel sink with flexi-hose mixer tap to one side and boiling water tap to the other.

## FIRST FLOOR:

### LANDING:

11'4 x 6'7 + 26'1 x 3'3 (3.45m x 2.01m + 7.95m x 0.99m)

Double glazed window to side, built in storage cupboard housing the pressurised hot water cylinder with immersion, open tread oak staircase with glazed balustrade leading to ground floor.

### MASTER BEDROOM:

14'1 x 13'3 (4.29m x 4.04m)

Juliet glazed balustrade balcony to rear with opening fully glazed door, radiator, opening to:

### DRESSING ROOM:

13'3 x 7'1 (4.04m x 2.16m)

Double glazed window to side, arrangement of wall mounted storage fixtures with hanging rails and drawers.

### EN SUITE

13'3 x 5'9 (4.04m x 1.75m)

Double glazed window to front, a luxury fitted 4 piece white suite comprising walk in shower unit with fixed shower head and hand held shower, glass screen, hidden cistern wc, his and hers wash hand basin set in vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

### BEDROOM 2:

13'3 x 13'2 (4.04m x 4.01m)

Juliet glazed balustrade balcony to rear with opening fully glazed door, radiator, built in double wardrobe, door to:

### EN SUITE:

7'10 x 6'9 (2.39m x 2.06m)

Double glazed window to side, 3 piece white suite comprising corner shower cubicle, hidden cistern wc, wash hand basin set on wall mounted two drawer vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

### BEDROOM 3:

16'5 x 10'11 (5.00m x 3.33m)

Double glazed windows to front and side, radiator, built in double wardrobe, door to:

### EN SUITE:

7'7 x 6'5 (2.31m x 1.96m)

Double glazed window to side, 3 piece white suite comprising corner shower cubicle, hidden cistern wc, wash hand basin set on wall mounted vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

### BEDROOM 4:

12'10 x 10'6 (3.91m x 3.20m)

Double glazed window to side, radiator, large walk in wardrobe/storage cupboard.

### BEDROOM 5:

10'11 x 9'6 (3.33m x 2.90m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Double glazed window to front, 4 piece white suite comprising freestanding oval bath with mixer tap over, corner shower cubicle, hidden cistern wc and wall hung hand wash basin set on vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan.

### AGENTS NOTE:

The property is fitted with an highly efficient Air Source Heat Pump fuelling both the domestic hot water and central heating system. The property is fitted with under floor heating throughout the ground floor with radiators on the first floor. There is also a fitted CCTV system to both elevations.

### EXTERIOR:

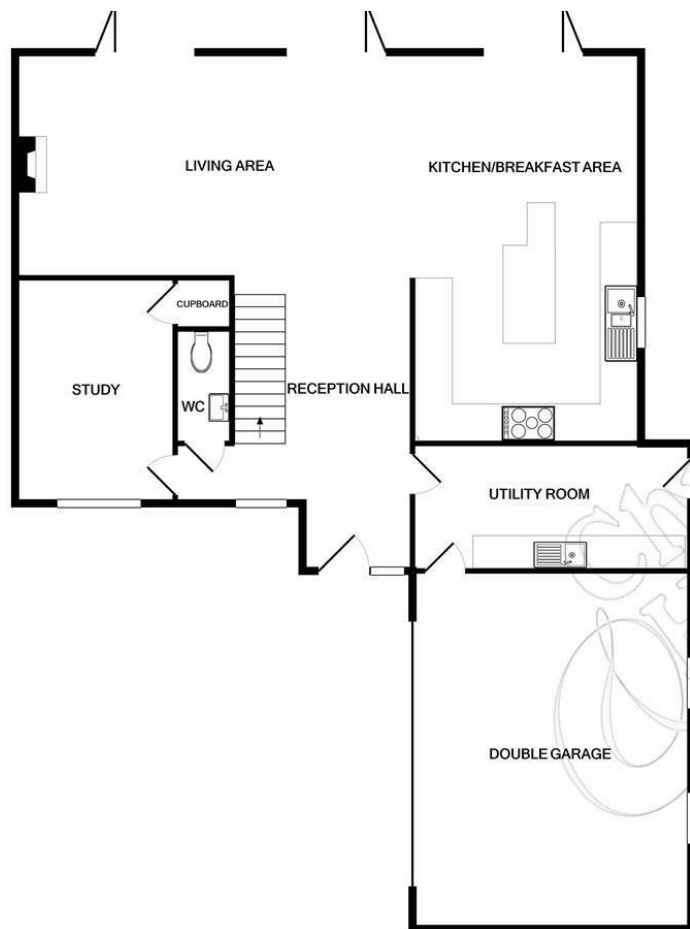
The property sits on a plot approaching 0.25 acre which offers extensive driveway parking to the front, double integral garage and a landscaped westerly facing rear garden accessed via either side of the property and feature outside lighting.

### AGENTS NOTE:

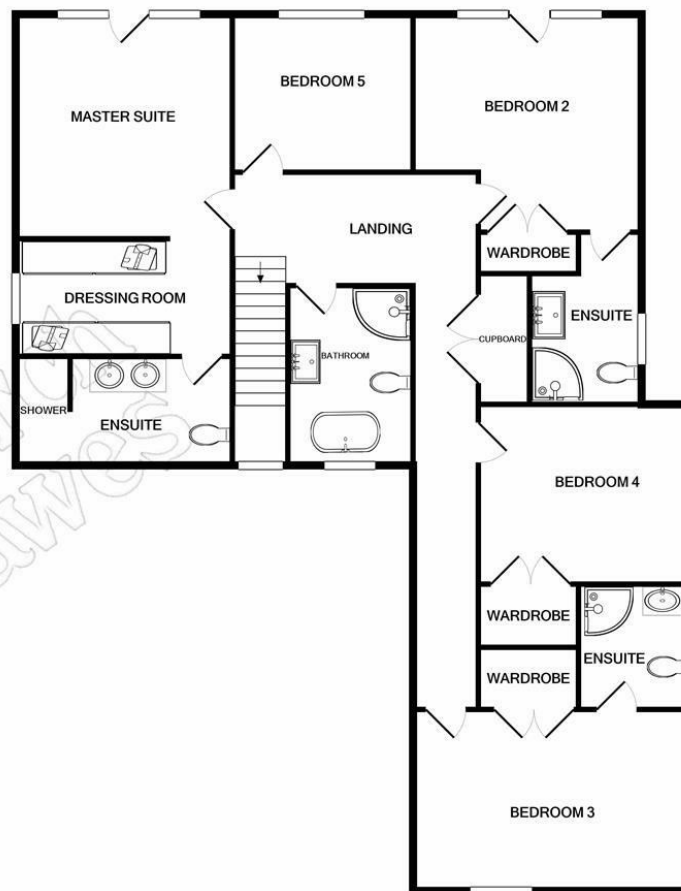
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify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

### 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1493 SQ.FT.  
(138.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1466 SQ.FT.  
(136.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2960 SQ.FT. (275.0 SQ.M.)

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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