

Witney Road, Burnham-On-Crouch , CM0 8JS

Guide price £375,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Guide Price £375,000 - £385,000
An extremely rare opportunity to acquire a beautiful end-of-terrace cottage on Witney Road, these charming character homes are considered the pride of Burnham-on-Crouch and are regularly captured by both local and visiting artists.
The location is a standout feature, offering a short stroll to the riverfront, independent shops, popular restaurants, and renowned yacht clubs — perfect for embracing everything this vibrant riverside town has to offer.
Deceptive from first glance, the cottage opens into a cosy and inviting living room, complimented by a generously sized dining room. To the rear, a spacious and thoughtfully designed country style kitchen flows seamlessly into a garden room/lobby which in turn provides rear access into the property.
Upstairs, the property boasts two very generous double bedrooms, a well-proportioned single bedroom, and a good-sized modern shower room.
Externally, there is a courtyard area with rear access shared exclusively between the four cottages in the terrace, leading to a private west-facing garden — perfect for enjoying afternoon and evening sunshine.
Additionally, the property benefits from its own private parking space, a significant and highly desirable feature both here and within the town generally.
A truly special cottage in an exceptional setting.







FIRST FLOOR:

LANDING:
Double glazed window to side, radiator, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 17'5 x 9'5 (5.31m x 2.87m)
Double glazed sash windows to front and side, radiator, built in storage cupboard/wardrobe, feature cast iron fireplace with display mantle over.

BEDROOM 2: 12'1 x 9'6 (3.68m x 2.90m)
Double glazed sash window to rear, radiator, built in storage cupboard/wardrobe, exposed wood floorboards.

BEDROOM 3: 8'7 x 5'7 (2.62m x 1.70m)
Double glazed sash window to side, radiator, built in storage cupboard.

SHOWER ROOM:
Two double glazed sash windows to side, radiator with towel rail attachment, luxury 3 piece white suite comprising fully tiled shower cubicle with sliding glass door, pedestal wash hand basin and low level wc, wall mounted cabinet, part wood panelled walls, built in storage cupboard, wood effect floor, extractor fan.

GROUND FLOOR:

LIVING ROOM: 17'5 x 9'5 (5.31m x 2.87m)
Part glazed wooden entrance door to front, double glazed window to front, 2 radiators, log burner with display mantle over, built in storage cupboards, door to:

DINING ROOM: 14'1- x 9'6 (4.29m- x 2.90m)
Double glazed sash window to rear, radiator, cast iron fireplace, wood effect floor, staircase to first floor, door to

KITCHEN: 18'8 x 8'7 (5.69m x 2.62m)
Double glazed sash window to side, small window to rear, 2 radiators, charming country style kitchen fitted with a range of storage units and drawers, combination of both granite and wood work surfaces with inset single/bowl white ceramic sink unit with mixer tap over and drainer grooves to side, 'Britannia' range oven with 6 gas burners, chefs top, 3 electric ovens and grill and extractor hood over, space for fridge/freezer and washing machine, tiled floor, door to:

GARDEN ROOM: 7'8 x 4'6 (2.34m x 1.37m)
Double glazed entrance door and window to rear, radiator.

EXTERIOR:

COURTYARD:
To the rear of the property is a quaint low maintenance courtyard area with exterior power point and cold water tap, brick built outbuilding providing storage, leading to:

REAR GARDEN:
The rear garden is mainly laid to lawn with raised and planted beds to borders, timber summerhouse and paved seating area to rear, gate and side access leading to Witney Road and to:

PARKING:
Block paved driveway at rear of garden.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band C.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.







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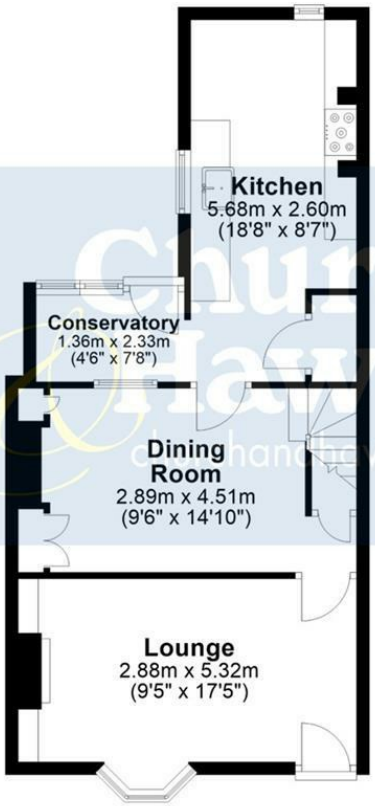

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APPROX INTERNAL FLOOR AREA
EXCLUDING OUTSIDE STORE
96 SQ M 1035 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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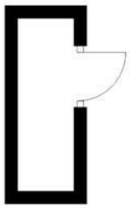
Ground Floor



First Floor

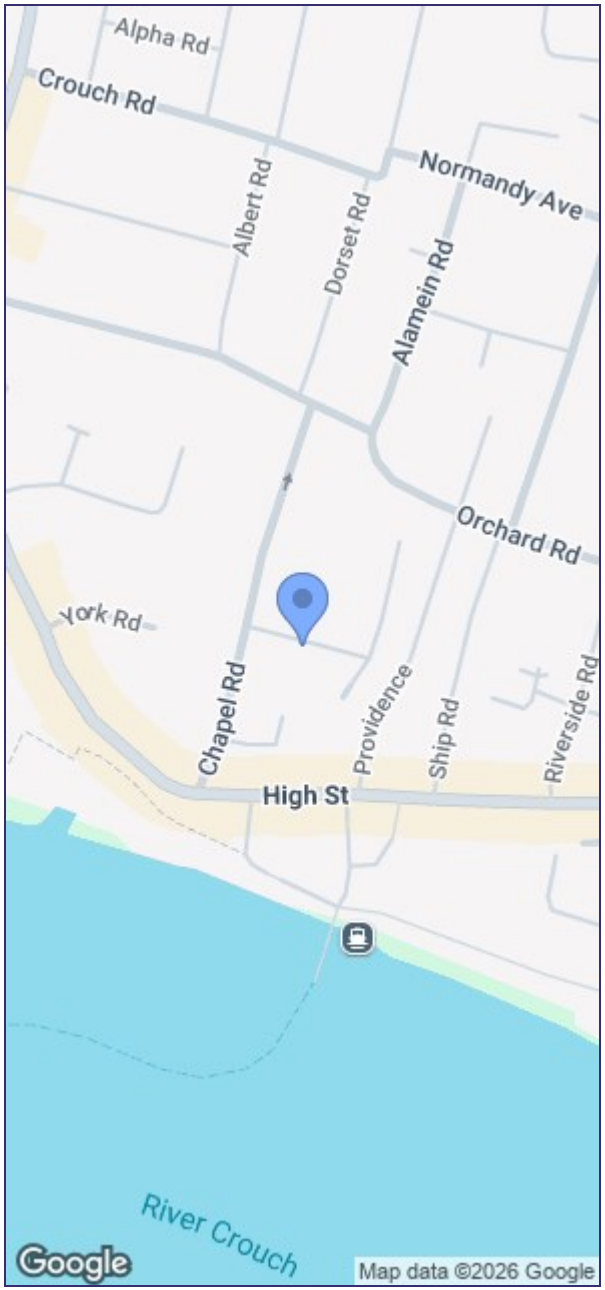


Outside Store



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