



**Church
Hawes**
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Maldon Road, Burnham-On-Crouch , CM0 8NS
Price £1,195,000

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

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STUNNING DETACHED RESIDENCE SPREAD OVER APPROX. 3500 SQ FT OF LUXURIOUS LIVING ACCOMMODATION ON 0.97 OF AN ACRE

Built in 2015 and set in approximately one acre of stunning picturesque grounds on the fringes of Burnham-on-Crouch on the periphery of the ever desirable Parish of Creeksea, is this simply superb detached residence approached via a shingled driveway and offers wonderful far reaching countryside views. This wonderful residence has been constructed to the highest specification with complimenting features including solid oak doors and staircase with toughened glass, underfloor heating, LED lighting both inside and out and an array of integrated Neff appliances. The property has been stylishly designed to take advantage of the simply superb views over its incomparable grounds and the majority of the living space offers a south westerly facing aspect to enjoy an array of natural light and sunshine throughout the day.



The substantial living accommodation comprises four double bedrooms to the first floor, including a master suite with adjoining dressing area and en-suite as well as a luxurious family bathroom in addition to a second floor studio with further double bedroom, kitchenette area and bathroom. The ground floor is served by an inviting a generously sized reception hall leading to a WC, two further reception rooms currently used as an office and sitting room while across the rear is a large kitchen/breakfast/family room with adjoining utility room.

The kitchen and utility room are fitted in a contemporary style with composite work surfaces, integral Neff appliances including an induction hob, double oven, microwave oven, plate warming drawers, coffee machine, dishwasher and fridge and freezer. Bi-fold doors extend across the rear of the property, bringing the garden into the house and lead out onto the terrace where its simply superb exterior can be fully appreciated.

The fireplace is the focal point of the family area, whilst both the office and sitting room are versatile spaces either of which could easily utilised as a play room or dining room. Two of the four first floor bedrooms have the benefit of an en-suite and all of the bedrooms enjoy views either to the front or rear.

EXTERIOR:
APPROX. 0.97 OF AN ACRE.

Externally, a shingled driveway provides extensive off road parking, both in front of the house and to the side behind wide opening gates. At the rear is a beautiful garden with extensive formal lawned areas and an abundance of mature trees including willow, birch, lime, ash, horse chestnut and fir. Across the rear of the property is a large sandstone terrace which incorporates formal planting and a variety of seating areas. Beyond that is an established pond with a jetty and a clear water swim area of approximately 14 metres by 4 metres, which includes a natural filtration of water plants to create a clear and chemical free pool to swim in.

Alongside the swim pond is a detached pool house

which extends to approximately 503 sq. ft., and comprises a kitchenette, inside and outside showers, sauna and could be suitable for conversion into annexe style living accommodation (subject to the relevant consents).

LOCATION:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown 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.

TENURE & COUNCIL TAX BAND:

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

ENERGY PERFORMANCE CERTIFICATE:

The property has an energy performance rating of 72 out of 100 - band C.

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 & 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.





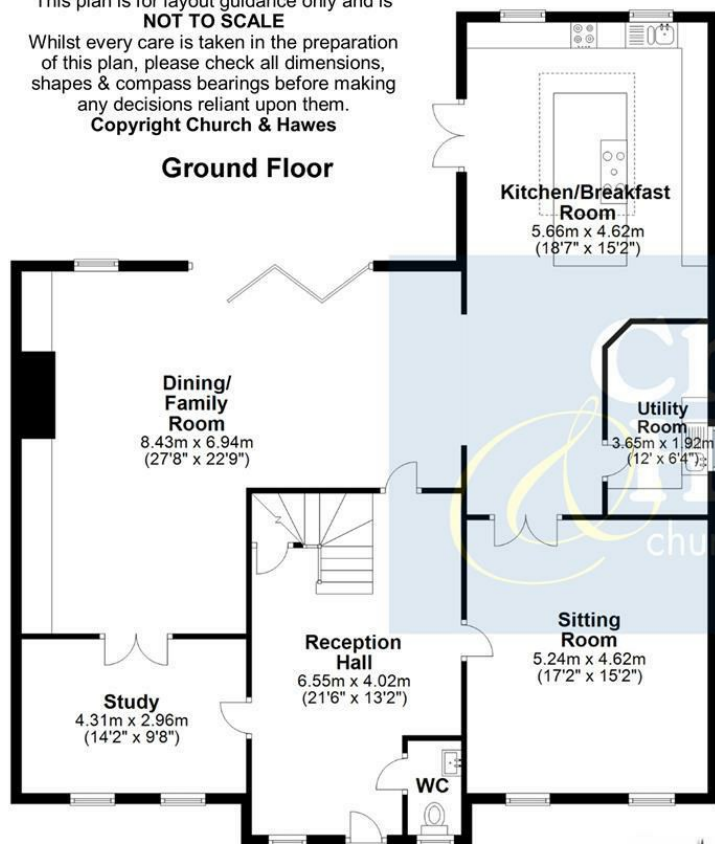
APPROX INTERNAL FLOOR AREA
333 SQ M 3578 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

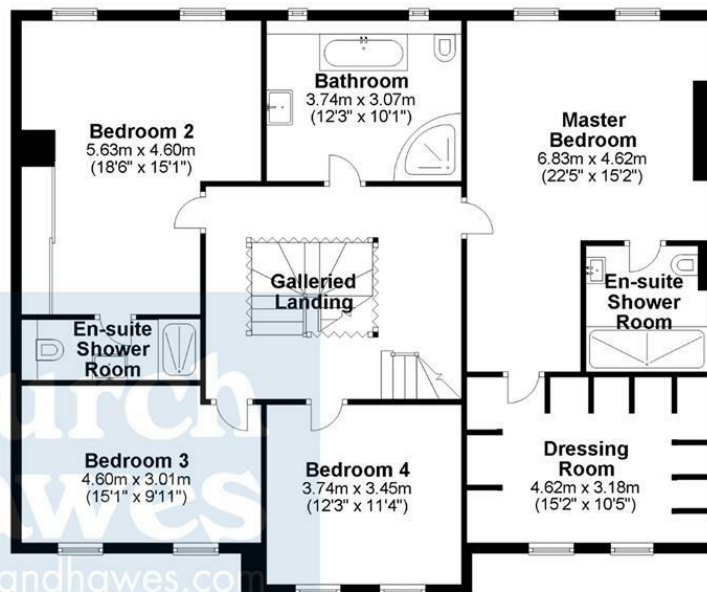
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Ground Floor



First Floor



Second Floor

