



Burnham Road, Althorne , CM3 6BY
Price £600,000

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

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A Charming Character Residence with Far-Reaching Countryside Views

Favourably positioned in the heart of the semi-rural village of Althorne, this charming character residence offers a wonderful opportunity to enjoy spacious accommodation, period features and idyllic countryside surroundings.

Althorne benefits from a mainline railway station with direct links into London Liverpool Street, while the picturesque Bridgemarksh Marina, Crouch Valley Vineyard and beautiful countryside and riverside walks along the River Crouch are all close by.

The property is not listed, although it remains a property of historical interest and retains a wealth of original characters including exposed beams and open fireplaces. To the rear, the property enjoys far-reaching views across adjoining farmland.

The well-maintained accommodation begins with an entrance hall leading to an impressive 32' living/dining room, with two ground floor bedrooms adjacent. There is also a light and airy kitchen/breakfast room, utility room, snug area and shower room. The first floor offers a landing leading to three generously sized double bedrooms and a family bathroom.

Externally, the property benefits from an established side garden and a paved seating area to the rear, perfectly positioned to enjoy the attractive farmland views. A substantial shingled driveway provides off-road parking for numerous vehicles.

Properties offering this combination of history, charm, generous accommodation and countryside views are rarely available to the market. An early viewing is therefore strongly advised to fully appreciate all this unique property has to offer. Energy Rating: TBC



FIRST FLOOR:

LANDING:

BEDROOM 1: 14'5 x 13'11 (4.39m x 4.24m)

BEDROOM 2: 14'4 x 13'11 (4.37m x 4.24m)

BEDROOM 3: 14'4 x 6'7 (4.37m x 2.01m)

BATHROOM:

GROUND FLOOR:

ENTRANCE HALLWAY:

SNUG AREA: 19'1 x 10'4 (5.82m x 3.15m)

SHOWER ROOM:

LOUNGE/DINER: 32'7 x 14'3 (9.93m x 4.34m)

BEDROOM 4/RECEPTION ROOM: 8'5 x 6'5 (2.57m x 1.96m)

BEDROOM 5/RECEPTION ROOM: 8'4 x 6'5 (2.54m x 1.96m)

KITCHEN/BREAKFAST AREA: 15' x 13'3 (4.57m x 4.04m)

UTILITY: 9' x 4'4 (2.74m x 1.32m)

EXTERIOR - REAR GARDEN:

The property benefits from an established side garden and a paved seating area to the rear, perfectly positioned to enjoy the attractive farmland views.

FRONTAGE:

A substantial shingled driveway provides off-road parking for numerous vehicles.

TENURE & COUNCIL TAX BAND:

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

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.

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:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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

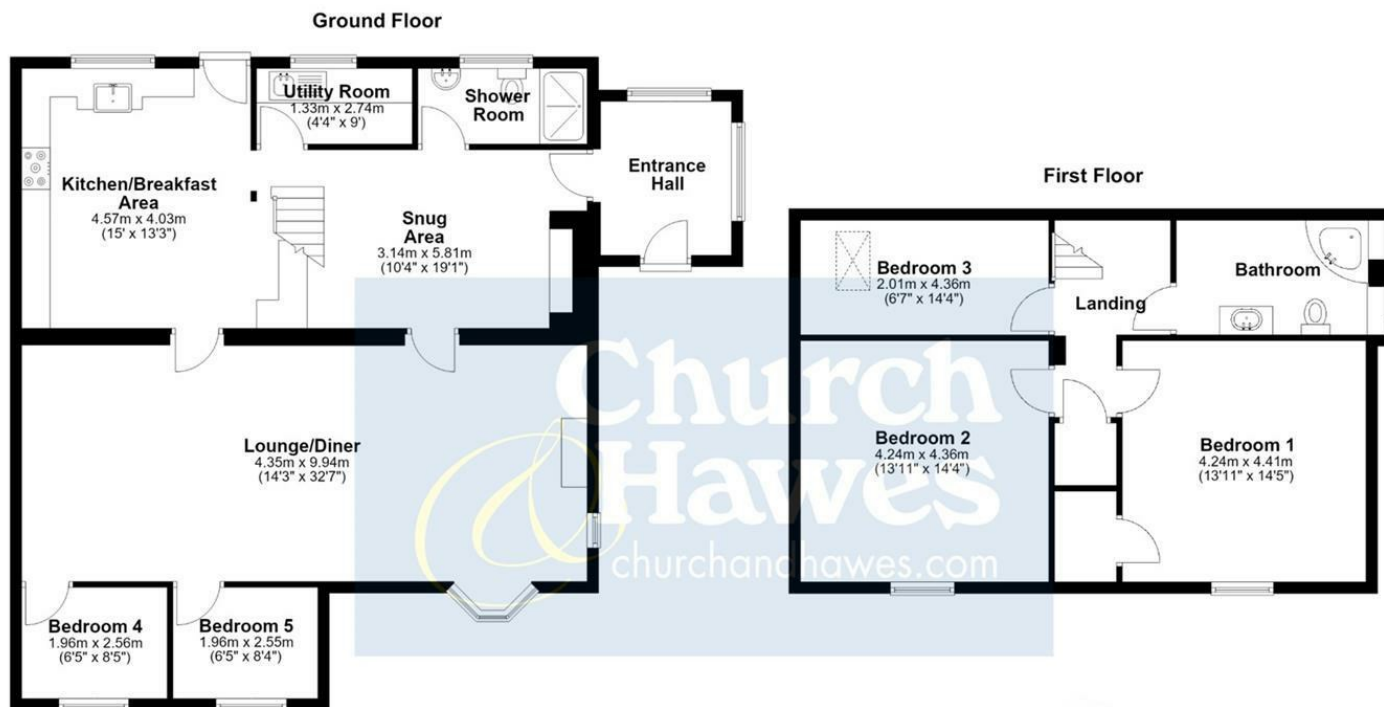
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.

VILLAGE OF ALTHORNE:

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, shop, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.





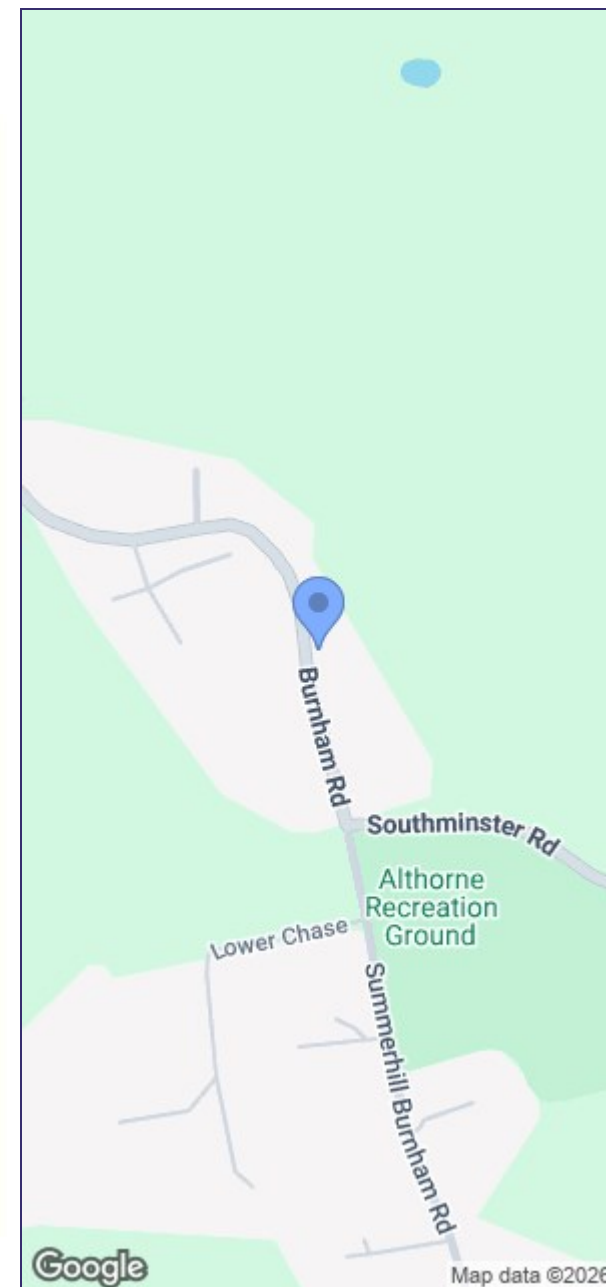


APPROX INTERNAL FLOOR AREA
TOTAL 171 SQ M 1841 SQ FT
 This plan is for layout guidance only and is
NOT TO SCALE

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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