


St. Peters Field, Burnham-On-Crouch CM0 8NX

**Guide price £925,000**

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

# The accommodation comprises

Located conveniently to still walk into Burnham high street, shops, restaurants, yacht clubs, marina and picturesque riverfront.

In a very desirable area, St Peters Field is an established road of select individually built homes.
This very attractive and incredibly deceptive from first appearance five bedroom family home offers a wealth of accommodation, presented to a high standard throughout. On a fantastic third of an acre plot. PLEASE NOTE we would urge you to pay particular attention to the photography and video tour, to truly appreciate what this property has to offer.

The ground floor has an entrance porch to an impressive size reception hallway, cloakroom/w/c, spacious kitchen/breakfast room, separate utility room, large dining room, superb size lounge, study, and extremely impressive principal suite.
Internal hallways to the first floor and also to the heated swimming pool complex, changing room, pump house, w/c, garage and covered internal alley to the front of the house.
The first floor has five excellent size double bedrooms, high specification family bathroom and additional shower room. PLEASE NOTE there is also an interconnecting room to one of the bedrooms in excess of 23 ft x 5'7 which could be a potential additional bathroom/en-suite dressing room or similar.
Externally landscaped wrap around gardens offering privacy and plenty of entertaining and relaxing areas.
Large in and out driveway to the front with established borders and planting, to an integral double garage.

**Storm porch**
Storm porch to the porch and front door.

**Porch**
Entrance door to the porch which has tiled flooring, glazed panelled door and side screen window to the reception hallway.

**Reception hallway.**
20'2 x 9
An impressive size reception hallway with the tiled flooring continuing through and radiator.

**Cloakroom/w/c**
Tiled flooring, close coupled w/c, hand wash basin with double vanity cupboards below, chrome heated towel rail and a double glazed window to the side.

**Kitchen/breakfast room**
15'8 x 12'6
Once again the tiling continues from the hallway and as with all the rooms in this incredible home, they are all bright and spacious. There are a range of oak fronted eye level units, matching base units and drawers with granite works tops over, Integrated dish washer, inset five ring induction hob with granite splash back and above extractor, built in stainless steel oven and grill and microwave oven and a n inset stainless steel one and a half sink. Matching breakfast bar with granite top and cupboards below, double glazed window to the front with fitted blind.

**Utility room**
16'9 x 7'10
Matching base units to the kitchen with granite effect work surfaces over, inset stainless steel sink, plumbing for washing machine and space for fridge/freezer. Three built in storage cupboards, radiator and a double glazed window and door to the rear.

**Dining room**
16'9 13'5
This is a lovely size room whether for family gatherings or entertaining, double glazed French doors and side screen windows to the rear.

**Lounge**
25'1 x 15'2 ext into bay 21'1
A superb size room, bright and airy with a double glazed bay window with fitted blind and French doors and side screen windows to the side. Double glazed window to the rear, television point and two radiators.

**Study**
11'9 x 7'5
Double glazed window to the side with fitted blind and radiator.

**Principal suite**
16'7 x 14'5 to wardrobes
This is a another truly impressive room and what you would expect from a principal bedroom. Three sets of double fitted wardrobes to one wall, television point, radiator and a double glazed window with fitted blind to the front.
Dressing room. Two sets of double fitted wardrobes and fitted dressing table, double glazed window to the side with fitted blind and radiator.
En-suite Tiled walls and flooring, w/c with built in cistern, walk in double shower with hand held and rain showers, oversize hand wash basin with vanity drawers. Down lighting, expel air, chrome heated towel rail and a double glazed window to the side with fitted blind.

**Inner hallway**
7'5 x 5'2
Tiled floor, doors to the integral double garage, w/c, enclosed ally way to the front and to the pool complex.

**Pool complex**
This is a fantastic room and from a parents safety aspect, fully lockable and accessed from the house. The heated pool which is approximately 26 ft x 14 ft with shallow end deepening to approximately 7-8 ft with an electric cover. To the side there are French doors and over size windows and double glazed French doors to the rear, pump room with two gas boilers for the pool and house, changing room and a separate w/c.

**Door to stairwell**
The stairwell has an understairs cupboard, stairs to the first floor landing and radiator.

**Landing**
Velux window to the side, radiator and cupboard, double built in linen cupboard and lagged water tank, radiator and a further single built in cupboard.

**Bedroom two**
15'11 x 15'3 plus 6'4 x 5'6
All the bedrooms in the property are excellent size double rooms and this room is L shaped offering a study/home work space. Double glazed window to the front, wall mounted air conditioning unit, television point, radiator and two eaves storage cupboards.

**Bedroom three**
15'3 x 13'6 to wardrobes
Fitted wardrobes to one wall, radiator and a double glazed window to the front with fitted blind.

**Bedroom four**
14'7 x 13'4
This room PLEASE NOTE has the added benefit of an interconnecting room, this could be a dressing room, potentially a large en-suite subject to advice or just a room of choice.
Fitted wardrobes to one wall, double glazed window with fitted blind to the rear.

**Interconnecting room from bedroom four**
23'9 x 5'7
Double glazed window to the side with fitted blind, loft access, radiator and eaves storage space.

**Bedroom five**
13'8 x 12'5
An excellent size fifth double bedroom with double fitted wardrobes with above bridging cupboard to one wall. Wall mounted air conditioning unit, radiator and double glazed window with fitted blind to the front.

**Bathroom**
12'6 x 10'1 max
Once again a large room and this has been fitted to a very high standard. Tiled walls and flooring, tiled panelled bath, walk in double shower with hand held and rain showers with wall mounted push on off control, oversize hand wash basin with vanity drawer and a w/c with concealed cistern. Chrome heated towel rail, down lighting and a double glazed window to the side.

**Shower room**
Walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboard, chrome heated towel rail. Down lighting and a double glazed window to the side.

**Gardens**
The garden wraps around the property and offer a high degree of privacy, Commencing with a substantial patio/entertaining area which has stocked established plant and shrub beds, water tap and established plants, shrubs and trees running along the close board fenced boundaries. The patio extends down one side offering an Alfresco dining/seating area and shingle rose garden, gate to the front.
An arch leads to one of two lawns, this one being the smallest with mature tree hedging to the rear, picket fence and gate to the main large lawn. This starts with a patio/hot tub space with power to a large neatly laid lawn, garden shed, gardeners built in cupboard to the side of the pool complex, gate to the front.

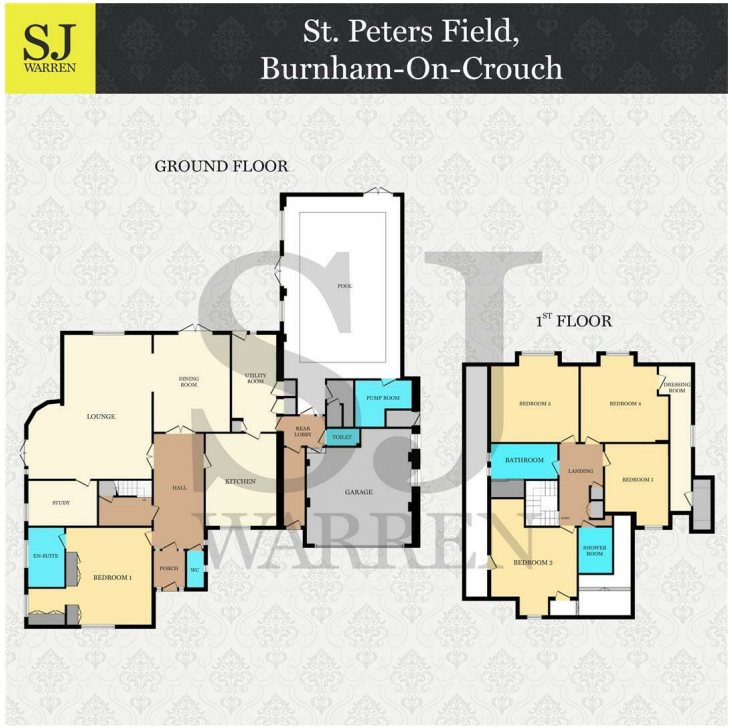
**Frontage and driveway**
The property has a large front commencing with a center well stocked and established border and in and out drive entrances. The drive offers plenty of space for multiple vehicles, camper van or similar and has well stocked borders with established planting to both flanks.
There is planting to the front of the house with a large shrub and plant border and climbing wisteria, paved frontage to the front door.

**Garage**
19'6 x 16'4 ext to 20'7
The integral garage has an up and over door, power and light.



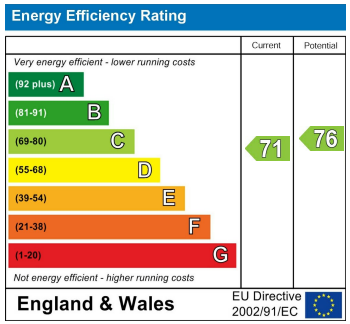


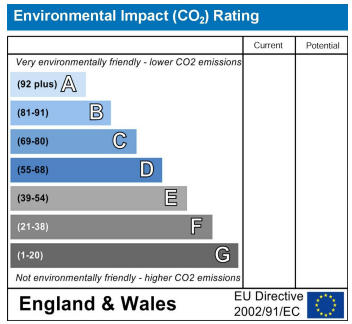





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