

Stoney Hills, Burnham-On-Crouch , CM0 8QA

Offers in excess of £900,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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An Exceptional New-Build Detached Home of Impressive Proportions

Occupying a highly desirable private setting in the sought-after Stoney Hills, this stunning brand-new detached residence offers nearly 3,500 sq ft of beautifully designed accommodation arranged over two floors. A viewing of the floor plan is highly recommended to fully appreciate the scale and layout on offer.

The property has been thoughtfully designed to provide generous and versatile living space. The first floor features four substantial bedrooms, including three en-suite bathrooms, complemented by a stylish family bathroom and an impressive galleried landing that enhances the sense of space and light.

The ground floor is equally impressive, welcoming you via a striking entrance hallway with access to a cloakroom, internal garage, and a separate living room. The heart of the home is the expansive open-plan kitchen, living and dining area, ideal for modern family life and entertaining.

Externally, the property benefits from a walled frontage with electric gates, offering privacy and security, along with driveway parking. To the rear, there is a landscaped garden providing an attractive outdoor space.

Further features include a highly efficient air source heat pump, underfloor heating to the ground floor, and an excellent Energy Rating of B, ensuring both comfort and efficiency.







Village of Burnham-on-Crouch

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.

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:

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.



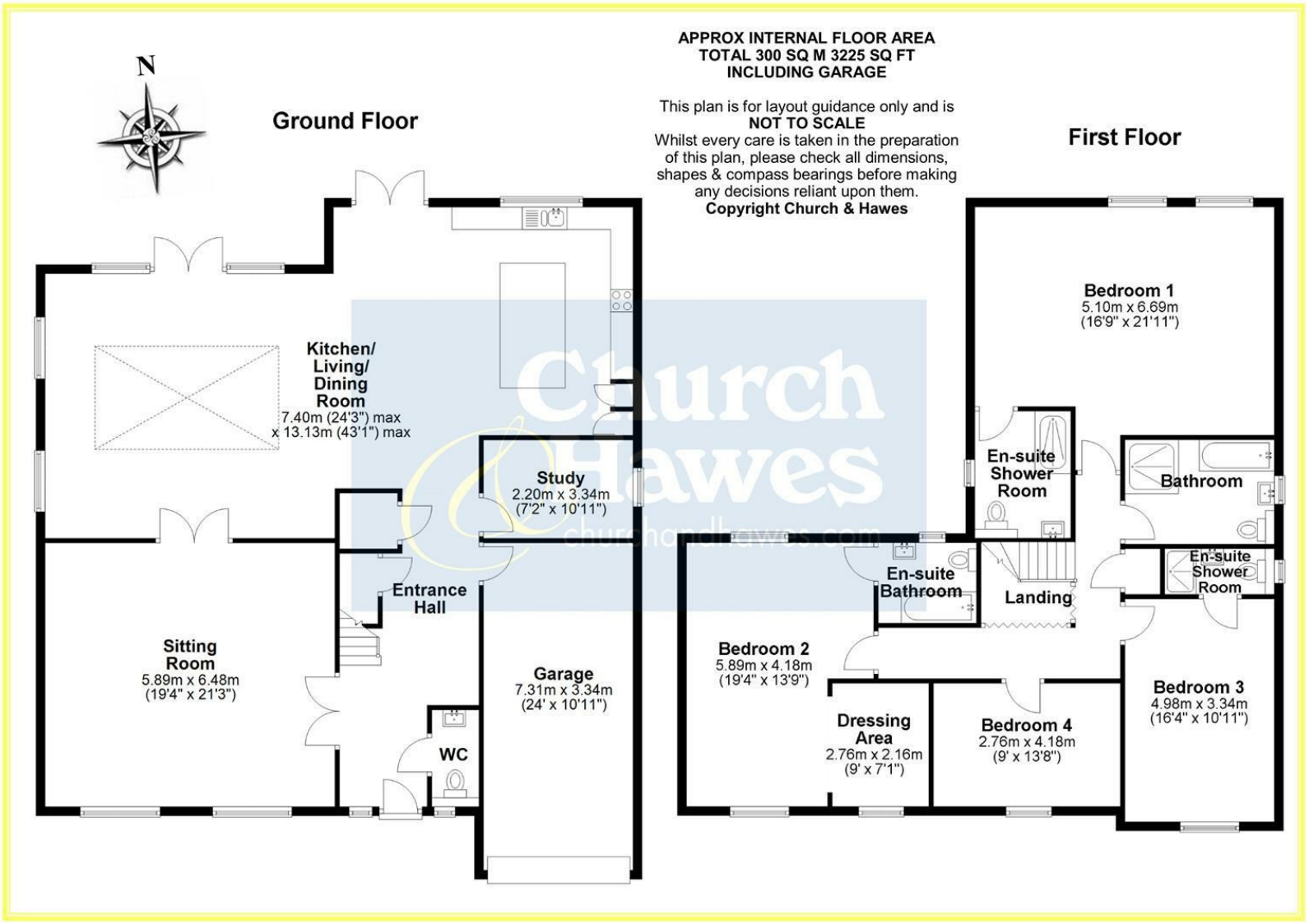


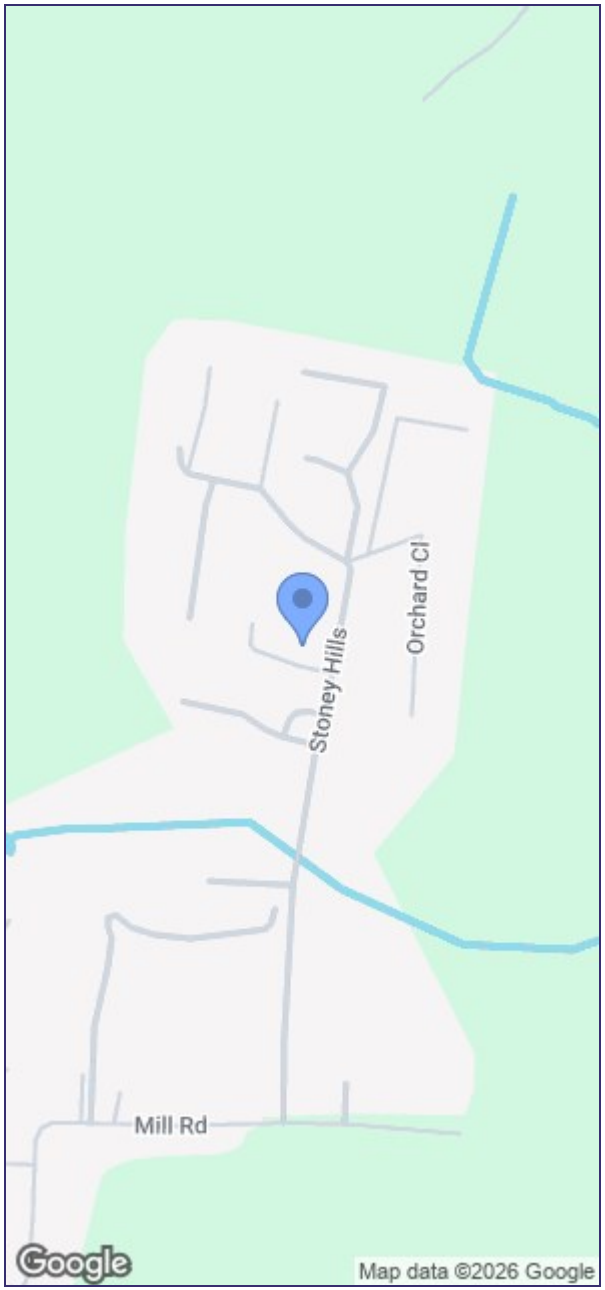




APPROX INTERNAL FLOOR AREA
TOTAL 300 SQ M 3225 SQ FT
INCLUDING GARAGE

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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