



Stoney Hills, Burnham-On-Crouch , Essex CM0 8QA  
Guide price £900,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £900,000 - £950,000. BEING OFFERED FOR SALE WITH VACANT POSSESSION AND THEREFORE NO ONWARD CHAIN.

Set down a highly exclusive private lane behind electric security gates is this beautifully presented detached residence which boasts accommodation a little over 3200 sq ft. This stunning house offers an unrivalled outlook with a westerly facing rear garden backing directly on to open farmland. The house is set on a generous plot measuring 0.25 acre with front and rear landscaped gardens, ample off road parking, detached double garage with potential room over (stp) and other external storage buildings. The accommodation in full comprises four first floor double bedrooms, the principle bedroom benefits from a en-suite bathroom, separate WC with hand basin and dressing room. The second bedroom also boasts an en-suite shower room, there is also a family bathroom and spacious landing, whilst the ground floor commences with an entrance hallway leading to formal living room, cloakroom, study, open plan re fitted kitchen/breakfast/family room, orangery and games room/gymnasium.

As previously stated the property is located in one of Burnham's most sought after locations and only by viewing can this and all of the above be fully appreciated. Energy Rating C.



**MASTER BEDROOM: 18'8" x 15'3" (5.7 x 4.65)**

Double glazed windows to both front and rear aspects, offering views across the rear garden towards open countryside, vaulted ceiling, radiator, doors to:-

**DRESSING ROOM: 11'11" x 5'10" (3.65 x 1.8)**

Double glazed window to rear, fitted wardrobes, radiator.

**TOILET:**

Two piece suite comprising close coupled wc and wash hand basin.

**EN SUITE: 11'1" x 6'5" (3.4 x 1.96)**

A quality fitted en-suite comprising large walk in shower cubicle, freestanding bath, his and hers 'Villeroy & Boch' sinks set on wall hung vanity storage unit with feature LED lighting and splash back, large wall mounted mirror, wooden flooring, heated chrome ladder towel rail.

**GUEST BEDROOM: 20'0" x 13'8" (6.10 x 4.17)**

Double glazed windows to front and rear, radiator, fitted furniture comprising numerous wardrobes with cupboard above, TV and telephone point, door to:-

**EN-SUITE:**

Obscure double glazed window to rear, heated towel rail, three piece white suite comprising wall mounted wash hand basin, close coupled wc, shower unit with power shower, tiled walls and 'Karndean' flooring.

**BEDROOM 3: 16'0" x 9'10" (4.9 x 3.0)**

Double glazed window to front, radiator, television point, range of bedroom furniture.

**BEDROOM 4: 12'3" x 9'10" (3.75 x 3)**

Double glazed window to rear, radiator.

**BATHROOM:**

Obscure double glazed window to rear, heated towel rail, re-fitted four piece suite comprising panelled bath, fully tiled shower cubicle with power shower, wall mounted wash hand basin, close coupled wc, tiled walls, 'Karndean' flooring.

**LANDING:**

Double glazed window to front, radiator, airing cupboard housing hot water cylinder, exposed wall and ceiling timbers, access to roof space, staircase with spindle balustrades to:-

**GROUND FLOOR:****ENTRANCE RECEPTION:**

Part glazed wooden entrance door, double glazed window to front, radiator, under stairs storage cupboard, telephone point, doors to:-

**CLOAKROOM:**

Obscure double glazed window to side, radiator, two piece modern white suite hidden cistern wc and wall mounted wash hand basin.

**STUDY/OFFICE: 11'9" 6'6" (3.6 2)**

Double glazed window to front, radiator, telephone point.

**LIVING ROOM: 25'1" x 13'9" (7.65 x 4.2)**

Double glazed windows to front and side, fully glazed double doors with matching side screens to rear overlooking the gardens, two radiators, floor to ceiling red brick fireplace with Jotul cast iron wood burner.

**KITCHEN/DINING ROOM: 25'1" x 18'8" >12'3" (7.65 x 5.7 >3.75)**

A stylish newly fitted country kitchen which offers excellent proportions an opens up to the dining/breakfast and family room. The kitchen itself comprises double butler style sink unit set in quartz work surfaces with upstands, freestanding 'range' oven with induction hob over and extractor fan, extensive range of fitted wall and base mounted storage units with integrated dishwasher and matching island unit, wooden flooring, radiator, door opening to:-

**UTILITY ROOM: 9'6" x 7'4" (2.92 x 2.24)**

Double glazed window to rear and double glazed door to rear, fitted base and wall units roll top granite effect work surfaces with inset sink/drainage unit, cupboard housing cold water cylinder, washing machine and tumble dryer to remain, Travertine flooring.

**FAMILY ROOM: 12'9" x 12'11" (3.9 x 3.95)**

Double glazed window to side, door to study and hallway.

**RECEPTION ROOM/GYM: 18'8" x 13'5" (5.7 x 4.1)**

Double glazed windows to both front and rear, door to side, solid wooden flooring, built in storage cupboard, radiator.

**ORANGERY: 16'4" x 13'7" (5 x 4.15)**

Double doors opening to side, windows to rear and side, solid flooring.

**EXTERIOR - FRONT:**

An extensive driveway greets the property with parking available for numerous vehicles, there are raised sleeper beds to the borders with planted shrubs and trees. To the boundary there is a post and rail fence.

**DOUBLE DETACHED GARAGE: 19'8" x 16'4" (6 x 5)**

Two double entrance wooden doors to front, power and light connected, attic trusses giving option to convert to separate room (stp)

**REAR GARDEN:**

Westerly facing rear garden backing on to farmland, the majority of the garden is laid to lawn with wooden sleeper borders and attractive shrubs surrounding, side access to both sides, large patio area for entertaining guests with canopy over, ornamental fish pond with water fall.

**COUNCIL TAX BAND & TENURE:**

The property is in Council Tax band G and is being sold freehold.

**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.

**MONEY LAUNDERING REGULATIONS:**

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.

**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 7,500 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, 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.









