



**Church
Hawes**
churchandhawes.com

Southminster Road, Burnham-On-Crouch , CM0 8QE
Guide price £750,000

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

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Guide Price £750,000 – £800,000

Exceptional Extended Four/Five Bedroom Detached Chalet Home Offering 2,696 sq ft on a Magnificent 0.22 Acre Plot

Occupying a superb 0.22-acre plot (approximately 197ft x 49ft), this exceptional detached chalet home offers an impressive 2,696 sq ft of beautifully presented and highly versatile accommodation, ideally situated within the sought-after riverside town of Burnham-on-Crouch.

Thoughtfully extended and significantly enhanced by the current owners, the property is presented in immaculate decorative order throughout. A welcoming entrance hall leads to a selection of bright and spacious reception rooms, including a generous lounge and an outstanding open-plan kitchen, dining and family room, providing the perfect space for both everyday family living and entertaining on a larger scale.

The flexible layout offers four/five well-proportioned bedrooms, making the home ideal for growing families, those working from home or buyers seeking multi-generational living. Stylish bath and shower rooms, together with quality finishes throughout, further enhance this exceptional home.

The expansive rear garden is undoubtedly one of the property's stand-out features, offering an exceptional degree of privacy with extensive lawns, mature trees and established planting, complemented by a variety of seating and entertaining areas. Whether hosting family gatherings, enjoying outdoor living or simply relaxing in peaceful surroundings, the grounds provide a wonderful setting. Subject to the necessary planning consents, there is also excellent potential for further extension or the addition of outbuildings.



LOCATION:

Ideally positioned within easy reach of Burnham-on-Crouch's vibrant High Street, renowned yacht clubs, marina, picturesque riverside walks and railway station, with direct services to London Liverpool Street at peak times, this outstanding home combines the tranquility of a substantial private plot, generous living space and convenient local amenities.

TENURE & COUNCIL TAX BAND:

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

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

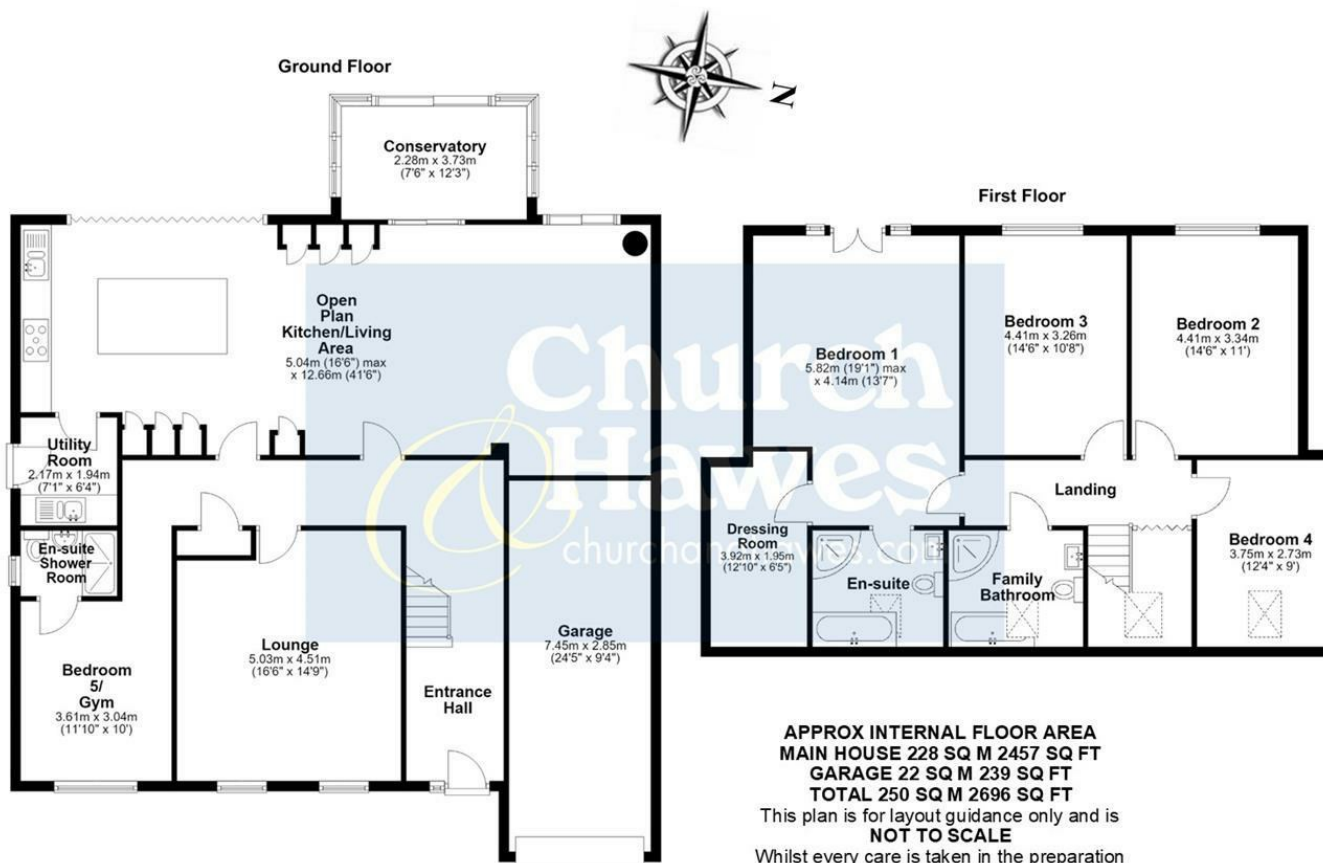
permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

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.







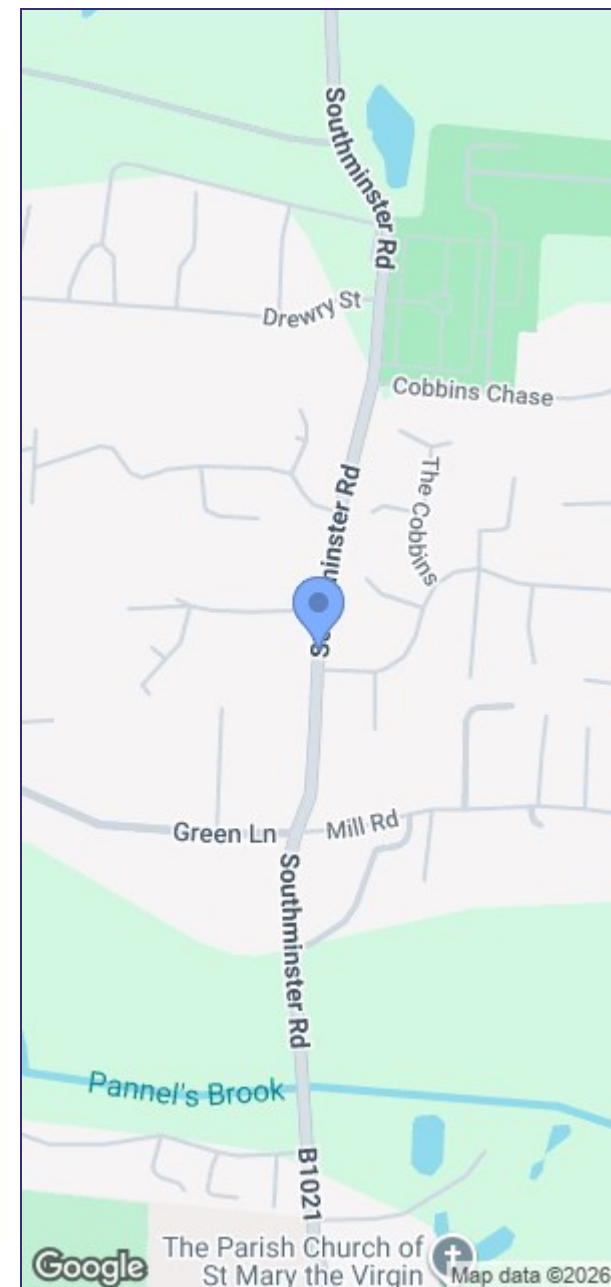
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 228 SQ M 2457 SQ FT
GARAGE 22 SQ M 239 SQ FT
TOTAL 250 SQ M 2696 SQ FT

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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