



Stoney Hills, Burnham-on-Crouch , Essex CM0 8QA
Guide price £1,500,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £1,500,000 - £1,650,000. An exquisite individual residence located along one of Burnham's most prestigious private postcodes. Total floor area nearing 8000 sq. ft (including garages) the principal house offers a little under 6500 sq. ft. spread over three floors featuring an impressive indoor swimming pool complex with changing and shower facilities and six bedrooms with five en-suites and a family bathroom. Further accommodation includes three large receptions rooms, open plan kitchen/dining/family room, orangery and an imposing entrance reception. The property sits on an overall plot of just under one acre. The property's expansive frontage benefits from electric entrance gates, a plethora of parking including a 4 bay detached garage with room above, there is an additional garage/workshop to the side of the property which could hold up to 6 vehicles. The property's rear garden is mainly laid to lawn with landscaped patios and pathways leading to a large carp pond at the rear. There is vehicular access to the rear of the property which has further garaging/workshop outbuildings with phase 3 electricity. A truly stand out property that must be viewed to be fully appreciated. EPC Rating: C.



Second Floor

Bedroom: 13'10 x 11'5 (4.22m x 3.48m)

Bedroom: 20'6 x 11'05 (6.25m x 3.48m)

Landing / Reception room 26'3 x 13'8 (8.00m x 4.17m)

Upper Bathroom 8'5 x 6'2 (2.57m x 1.88m)

First Floor

Galleried Landing 30'2 x13'4 (9.19m x4.06m)

Master Bedroom 20'8 x 15'11 (6.30m x 4.85m)

Ensuite 11'6 x 8'7 (3.51m x 2.62m)

Walk in wardrobe 8'4 x 6'9 (2.54m x 2.06m)

Bedroom

Ensuite 7'1 x 7'8 (2.16m x 2.34m)

Bedroom 15' x 10'9 (4.57m x 3.28m)

Ensuite 7'1 x 11'6 (2.16m x 3.51m)

Bedroom 15'2 x 12'9 (4.62m x 3.89m)

Ensuite 8'5 x 8'7 (2.57m x 2.62m)

Walk in Wardrobe 12'7 x 4'4 (3.84m x 1.32m)

Bathroom 5'7 x 8'6 (1.70m x 2.59m)

Ground Floor:

Entrance Reception Hallway 26'11 x14'8 (8.20m x4.47m)

Cloakroom 6'5 x 6'1 (1.96m x 1.85m)

Living Room 29'1 x 15'11 (8.86m x 4.85m)

Snug 16'00 x 10'8 (4.88m x 3.25m)

Orangery 12'9 x 17'2 (3.89m x 5.23m)

Indoor Swimming Pool 40'4 x 26' (12.29m x 7.92m)

Changing Room/Shower Room 13'8 x 8 (4.17m x 2.44m)

Cloakroom 5'8 x 5'1 (1.73m x 1.55m)

Utility room 5'9 x 15'11 (1.75m x 4.85m)

Office 13'8 x 10'8 (4.17m x 3.25m)

Second Entrance Hall

Kitchen / Diner / Family Room 24'5 x 22'06 (7.44m x 6.86m)

Garden

Front Garage 33'8 x 22'10 (10.26m x 6.96m)

Quadruple Garage & Studio above 33'8 x 15'2 (10.26m x 4.62m)

Second Garage / Workshop 36'7 x 18'00 (11.15m x 5.49m)

Pump House

Village of Burnham-on-Crouch
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous ‘Burnham Week’ at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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 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 & Referrals
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.

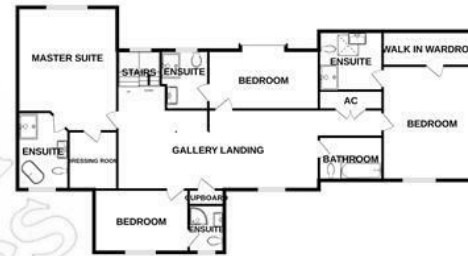




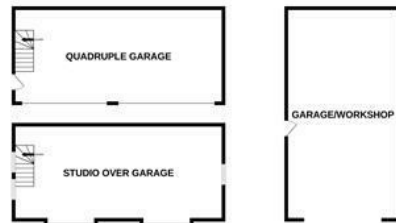
GROUND FLOOR
3409 sq.ft. (316.4 sq.m.) approx.



1ST FLOOR
2008 sq.ft. (186.5 sq.m.) approx.



GARAGE
1639 sq.ft. (152.3 sq.m.) approx.



2ND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 7970 sq.ft. (740.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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