



**Church
Hawes**
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The Hawthorns, Burnham-On-Crouch , CM0 8HZ
Price £875,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within an exclusive private turning of just six homes, this substantial five-bedroom detached residence occupies a generous plot approaching one third of an acre (STLS) and offers close to 3,000 sq. ft. of beautifully appointed accommodation. The loft has been thoughtfully designed for straightforward conversion, free from intrusive structural supports.

Ideally located within easy reach of the town's vibrant High Street, picturesque waterfront and marina, the property also benefits from convenient rail links to London Liverpool Street in under an hour.

A welcoming entrance hall introduces a superb range of living spaces, including a snug, study, and an impressive 20' x 19' living room featuring a striking inglenook fireplace. The heart of the home is the exceptional kitchen/dining room, extending over 30 feet with a vaulted ceiling and delightful views across the garden. A utility room and cloakroom complete the ground floor.

Upstairs, a galleried landing leads to five spacious bedrooms, including a luxurious principal suite with a six-piece en-suite bathroom, a second en-suite to bedroom two, and a stylish family bathroom.

Externally, the gated driveway provides extensive parking for multiple vehicles, boats or a motorhome. The detached double garage is complemented by a self-contained studio above with shower room—ideal for home working or guest accommodation.

The mature rear garden is predominantly laid to lawn with attractive planting, paved seating areas, and a covered outdoor swimming pool, perfect for summer entertaining.



FIRST FLOOR:

GALLERIED LANDING:

Double glazed window to front, radiator, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 20'11 x 17'9 (6.38m x 5.41m)

Dual aspect room with double glazed windows to both sides, 2 radiators, twin built in wardrobes, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 5 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled wc, bidet, 'his & her' pedestal wash hand basins and fully tiled shower cubicle, part tiled walls, extractor fan.

BEDROOM 2: 15'4 x 10'11 (4.67m x 3.33m)

Dual aspect room with double glazed windows to side and rear, radiator, built in wardrobes, door to:

EN-SUITE:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls, extractor fan.

BEDROOM 3: 11'8 x 8'11 (3.56m x 2.72m)

Double glazed window to front, radiator.

BEDROOM 4: 11'2 x 8'11 (3.40m x 2.72m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 5: 11'2 x 8'7 (3.40m x 2.62m)

Double glazed window to side, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part glazed wood panelled entrance door to front with double glazed windows to either side, radiator, built in storage cupboard, staircase to first floor, wood flooring, doors to:

SNUG: 15'5 x 11'2 (4.70m x 3.40m)

Dual aspect room with double glazed windows to front and side, radiator, wooden flooring.

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, extractor fan.

LIVING ROOM: 20'11 x 17'9 (6.38m x 5.41m)

Dual aspect room with double glazed windows to both sides and double glazed French style doors to side opening on to rear garden, 2 radiators, exposed brick fireplace with oak display mantle over, wooden flooring.

STUDY: 11'1 x 7'4 (3.38m x 2.24m)

Double glazed window to rear, radiator, wooden flooring.

KITCHEN/DINER: 30'10 x 12'7 (9.40m x 3.84m)

Double glazed window to front from kitchen area, impressive country style kitchen with extensive range of 'Shaker' style wall and base mounted storage units and drawers, solid wood work surfaces incorporating breakfast bar, inset 1 ½ bowl/single drainer sink unit, built in gas hob with extractor over, built in eye level double oven, integrated dishwasher, space for fridge/freezer, tiled splashbacks, open plan to dining area with double glazed French style doors to side opening onto rear garden, double glazed windows to all other aspects as well as a stunning vaulted ceiling, 2 radiators, wood effect floor, door to:

UTILITY: 7'4 x 7'4 (2.24m x 2.24m)

Double glazed entrance door and window to rear, range of matching wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine, tiled splashbacks, wall mounted gas fired boiler, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with mature and established borders and swimming pool with cover, storage shed, sunken fishpond, access to:

FRONTAGE:

Driveway providing off road parking for several vehicles, side access to rear garden, leading to:

GARAGE: 18'8 x 18'3 (5.69m x 5.56m)

Twin wide opening wood doors to front, power and light connected, personal door and window to side, exterior staircase at side of garage leading up to:

STUDIO: 18'8 x 18'3 max (5.69m x 5.56m max)

Glazed entrance door to side, 2 double glazed Velux windows to front, wood effect floor, door to;

SHOWER ROOM:

Three piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan.

TENURE & COUNCIL TAX BAND:

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

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 & 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.

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.



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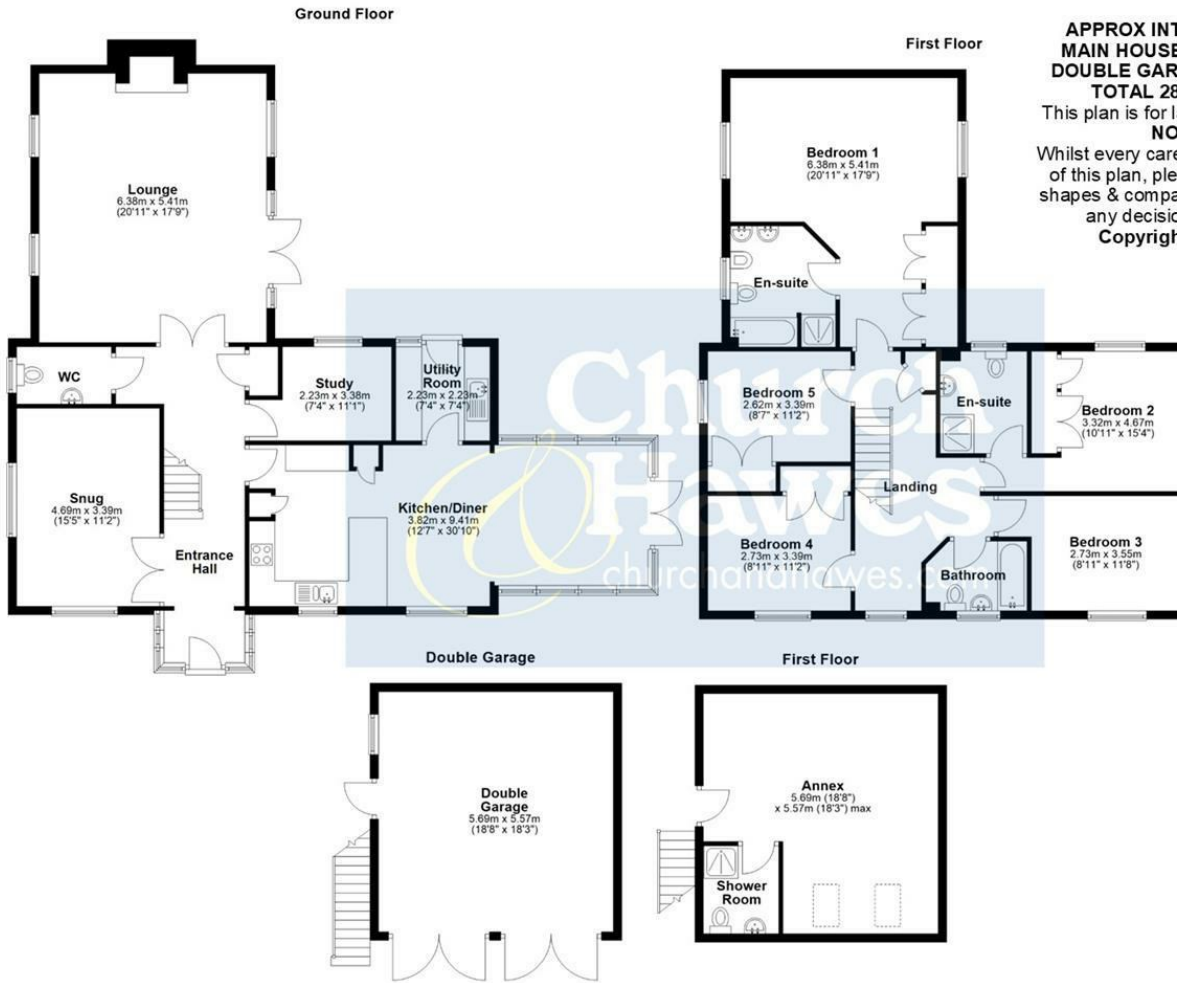


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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 224 SQ M 2415 SQ FT
DOUBLE GARAGE 64SQ M 682 SQ FT
TOTAL 288 SQ M 3097 SQ FT

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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