



Stoney Hills, Burnham-on-Crouch , Essex CM0 8QA  
Guide price £1,400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £1,400,000 – £1,500,000.

A rare and exceptional opportunity to acquire this truly stunning detached residence, set within beautifully maintained grounds totaling approximately 3 acres. Approached via a private lane and secured by impressive electric gates, the property enjoys an enviable position with far-reaching, uninterrupted views across open farmland and rolling countryside, offering an outstanding sense of peace, privacy, and seclusion.

The property boasts expansive and versatile accommodation extending to approximately 5,000 sq ft, thoughtfully arranged to provide both impressive entertaining space and comfortable family living. Generous reception rooms are complemented by well-proportioned bedrooms, creating a home that is both elegant and highly functional.

Further enhancing the appeal is a self-contained annex, ideal for multi-generational living, guest accommodation, or potential rental income. The annex provides independent living space, ensuring flexibility without compromising the privacy of the main residence.

The extensive grounds offer tremendous potential for a variety of uses and are perfectly suited to an equestrian lifestyle, with ample space for paddocks, stabling, and outdoor facilities. This is a unique opportunity for those seeking a country home with land, lifestyle, and scope.

Located within easy reach of Burnham-on-Crouch, the property benefits from a range of local amenities including yacht clubs, well-regarded primary and secondary schools, and a railway station offering direct commuter services to London Liverpool Street during peak times.

This remarkable home represents a true 'one-off' opportunity to acquire a dream countryside residence with exceptional space, flexibility, and lifestyle appeal.



## SECOND FLOOR:

### BEDROOM:

A stunning top floor suite comprising master bedroom with en suite, separate dressing room and additional sitting room.

## FIRST FLOOR:

### MASTER BEDROOM: 21' x 13'7 (6.40m x 4.14m )

Two double glazed windows to rear overlooking rear garden and views across open farmland, 2 radiators, walk-in wardrobe alcove comprising fully fitted triple wardrobes to either side, inset mirror with storage cupboard above and below, door to:

### EN-SUITE SHOWER ROOM: 8'1 x 6'5 (2.46m x 1.96m )

Obscure double glazed window to side, 3 piece suite comprising double walk-in shower cubicle with glass sliding door, monsoon style fixed shower head over, further hand held shower, close coupled wc and his and hers wall hung composite wash hand basins with fitted vanity drawers under, fully tiled walls and flooring, shaver point, heated chrome ladder towel rail, extractor fan, downlights.

### GUEST BEDROOM: 17'8 x 16'5 (5.38m x 5.00m )

Two double glazed windows to front, 2 radiators, walk-in wardrobe area comprising fitted wardrobes and shelving, door to:

### EN-SUITE SHOWER ROOM: 7'9 x 6'4 (2.36m x 1.93m )

Obscure double glazed window to side, 3 piece white suite comprising walk-in double shower cubicle with glass door, fixed monsoon style shower head, further hand held shower, close coupled wc and wall hung wash hand basin set on vanity storage drawers with courtesy mirror over, shaver point, heated chrome ladder towel rail, downlights, extractor fan.

### BEDROOM 3: 16'5 x 12'11 (5.00m x 3.94m )

Two double glazed windows to rear overlooking rear garden and farm land, 2 radiators.

### BEDROOM 4: 16'6 x 12' (5.03m x 3.66m)

Two double glazed windows to front, 2 radiators.

### FAMILY BATHROOM: 9'8 x 8' (2.95m x 2.44m )

Obscure double glazed window to front, 4 piece white suite comprising panelled bath, close coupled wc, double shower cubicle with monsoon style fixed shower head and hand held shower, his and hers composite wall hung wash hand basins set on vanity storage drawers, courtesy mirror above, chrome heated ladder towel rail, shaver point, downlights, extractor fan.

### GALLERIED LANDING:

Double glazed window to front and rear, further double glazed opening to side, radiator, built in storage/ linen cupboard, balustrade staircase leading to:

## GROUND FLOOR:

### ENTRANCE HALLWAY: 27'11 x 9'10 (8.51m x 3.00m)

A generous hallway with part glazed composite entrance doors to front, under stairs storage cupboard, engineered oak flooring, doors to all rooms.

### CLOAKROOM:

Two piece white suite comprising close coupled wc and wall hung composite wash hand basin with vanity storage drawers under, courtesy mirror above, fully tiled walls and flooring, heated chrome ladder towel rail, underfloor heating.

### LIVING ROOM: 26'2 x 16'5 (7.98m x 5.00m)

Two double glazed windows to front, bi-folding aluminium doors opening to rear patio, red brick fireplace with stone hearth and solid oak mantle over, inset multi fuel burning stove, inset speakers in ceiling, engineering oak flooring, underfloor heating.

### STUDY/PLAYROOM: 18'9 x 16'4 (5.72m x 4.98m )

Two double glazed windows to front, engineered oak flooring, underfloor heating.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM: 21'1 x 18'5 (6.43m x 5.61m )

Two double glazed windows to rear, fully glazed patio doors opening to courtyard area, a high specification kitchen comprising 2 stainless steel Franke undermounted sink units with mixer tap over set in granite work surfaces with upstands, 5-ring Miele induction hob set in central island unit with extractor fan over, extensive range of fitted wall and base mounted storage units with large central island, further Miele appliances including integral fridge and freezer, 2 single ovens, microwave oven and steam oven, integral dishwasher, integral wine cooler in central island unit, continuation of engineered oak flooring, underfloor heating, door to:

### UTILITY ROOM: 9' x 8'9 (2.74m x 2.67m )

Part glazed door to side with double glazed windows either side, single stainless steel undermounted sink unit with mixer tap over set in granite work surface with engraved drainer, wall and base mounted storage units, fitted freestanding Miele washing machine and tumble dryer, continuation of engineered oak flooring with underfloor heating, door to:

### MEDIA/NERVE CUPBOARD:

Housing Daikin wall mounted boiler, pressurised system with cylinder and immersion, all cabling runs to this room for stereo system and CCTV.

### EXTERIOR - FRONT:

Independently accessed via electronically opening sliding gates, the front of the property provides an extensive shingled driveway offering off road parking for numerous vehicles.

### SELF CONTAINED ANNEXE: 23'1 x 20'5 (7.04m x 6.22m )

Open plan living/kitchen/dining area with fully fitted kitchen, bi folding

doors to rear and window to side door to:-

Shower room: fully fitted suite.

First Floor:

Bedroom 18'3 x 11'9. Velux windows to rear and dressing area.

### EXTERIOR - REAR GARDEN:

Accessed from the either side of the property the beautiful rear garden backs directly onto arable farmland which is predominantly laid to lawn with fenced borders, there is a generous sandstone paved patio seating area and air source heat pumps to one side. To the rear of the plot is a large pond/lake.

### 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.

### 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.



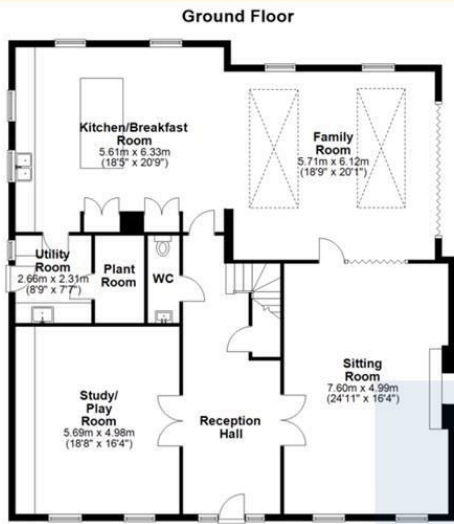
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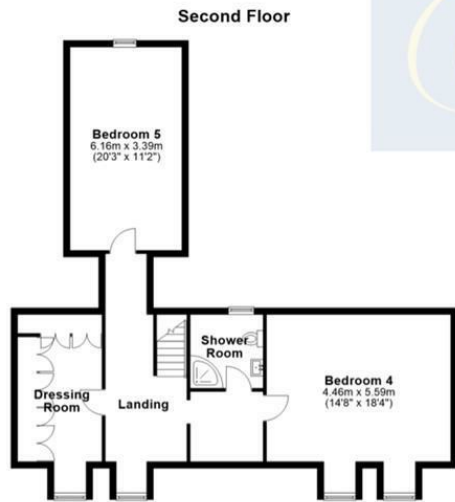
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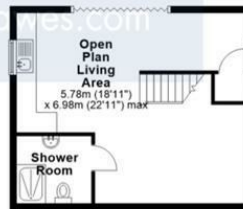


**Approximate Internal Floor Area**  
Main House 398 SQ M 4288 SQ FT  
Annexe 66 SQ M 702 SQ FT  
Total 464 SQ M 4990 SQ FT

This floor plan is for guidance to layout 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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**Annexe Ground Floor**



**Annexe First Floor**



efficient  
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