



Church
& Hawes

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

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £1,000,000 - £1,100,000.

An exceptional architecturally designed contemporary detached residence, built in 2022 to an exacting standard and occupying an impressive 0.25-acre plot in one of Burnham's most sought-after private leafy lanes.

Offering approaching 3,000 sq ft of beautifully appointed accommodation, the property combines striking contemporary architecture with generous proportions and versatile family living. Since purchasing the property, the current owner has made a number of thoughtful additions and improvements, further enhancing the home's specification and comfort, including the installation of air conditioning.

The impressive entrance hall features a full-height glazed unit, creating a wonderful sense of space and light, and leads to a study, separate utility room and superb open-plan kitchen, dining and living area — an ideal space for modern family life and entertaining.

The first floor provides five generous double bedrooms, including a principal bedroom with dressing room and en-suite shower room. Two further bedrooms also benefit from en-suite shower rooms, with a separate family bathroom completing the accommodation.

The property also offers potential to convert the third floor into a games room or additional recreational space, subject to the necessary consents.



GROUND FLOOR:

ENTRANCE HALLWAY: 13'11 x 7'9 (4.24m x 2.36m)

An impressive entrance hallway with solid aluminium entrance door to front and glazed side units with a feature full height glazed unit. The entrance hallway opens into the living area with separate doors to the Study, Utility Room and:

CLOAKROOM: 6'11 x 3'3 (2.11m x 0.99m)

Two piece white suite comprising hidden cistern wc and wall hung wash hand basin with vanity storage unit under, tiled flooring, part tiled walls.

STUDY: 13'7 x 9'7 (4.14m x 2.92m)

Double glazed window to front, tiled flooring, built in storage cupboard.

UTILITY ROOM: 16'3 x 7'6 (4.95m x 2.29m)

Part glazed door to side and integral door to garage, a range of matching wall and base mounted storage units with integral washing machine and tumble dryer, large butler style stainless steel sink with single drainer set in work surfaces, glass splash back, tiled floor, boxing housing underfloor heating manifold.

LIVING/DINING/FAMILY AREA: 20'4 x 13'7 (6.20m x 4.14m)

Three sets of aluminium bi folding doors opening to the rear garden, tiled flooring, fireplace with inset multi fuel burner set on polished slate hearth.

KITCHEN/BREAKFAST AREA 23'9 x 13'5 (7.24m x 4.09m)

Double glazed window to side. A fully fitted bespoke German kitchen complemented with 'Neff' appliances, feature island with breakfast bar, integrated appliances include a larder fridge and freezer, single hide-and-slide oven, microwave oven, dishwasher, induction hob with extractor hood over and wine chiller, double bowl stainless steel sink with flexi-hose mixer tap to one side and boiling water tap to the other.

FIRST FLOOR:

LANDING: 11'4 x 6'7 + 26'1 x 3'3 (3.45m x 2.01m + 7.95m x 0.99m)

Double glazed window to side, built in storage cupboard housing the pressurised hot water cylinder with immersion, open tread oak staircase with glazed balustrade leading to ground floor.

MASTER BEDROOM: 14'1 x 13'3 (4.29m x 4.04m)

Juliet glazed balustrade balcony to rear with opening fully glazed door, radiator, opening to:

DRESSING ROOM: 13'3 x 7'1 (4.04m x 2.16m)

Double glazed window to side, arrangement of wall mounted storage fixtures with hanging rails and drawers.

EN SUITE 13'3 x 5'9 (4.04m x 1.75m)

Double glazed window to front, a luxury fitted 4 piece white suite comprising walk in shower unit with fixed shower head and hand held shower, glass screen, hidden cistern wc, his and hers wash hand basin set in vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

BEDROOM 2: 13'3 x 13'2 (4.04m x 4.01m)

Juliet glazed balustrade balcony to rear with opening fully glazed door, radiator, built in double wardrobe, door to:

EN SUITE: 7'10 x 6'9 (2.39m x 2.06m)

Double glazed window to side, 3 piece white suite comprising corner shower cubicle, hidden cistern wc, wash hand basin set on wall mounted two drawer vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

BEDROOM 3: 16'5 x 10'11 (5.00m x 3.33m)

Double glazed windows to front and side, radiator, built in double wardrobe, door to:

EN SUITE: 7'7 x 6'5 (2.31m x 1.96m)

Double glazed window to side, 3 piece white suite comprising corner shower cubicle, hidden cistern wc, wash hand basin set on wall mounted vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan

BEDROOM 4: 12'10 x 10'6 (3.91m x 3.20m)

Double glazed window to side, radiator, large walk in wardrobe/storage cupboard.

BEDROOM 5: 10'11 x 9'6 (3.33m x 2.90m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Double glazed window to front, 4 piece white suite comprising freestanding oval bath with mixer tap over, corner shower cubicle, hidden cistern wc and wall hung hand wash basin set on vanity storage unit, wall mounted illuminated vanity mirror, heated ladder towel rail, tiled flooring, part tiled walls, extractor fan.

AGENTS NOTE:

The property is fitted with an highly efficient Air Source Heat Pump fuelling both the domestic hot water and central heating system. The

property is fitted with under floor heating throughout the ground floor with radiators on the first floor.

There is also a fitted CCTV system to both elevations.

EXTERIOR:

The property sits on a plot approaching 0.25 acre which offers extensive driveway parking to the front, double integral garage and a landscaped westerly facing rear garden accessed via either side of the property and feature outside lighting.

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.

SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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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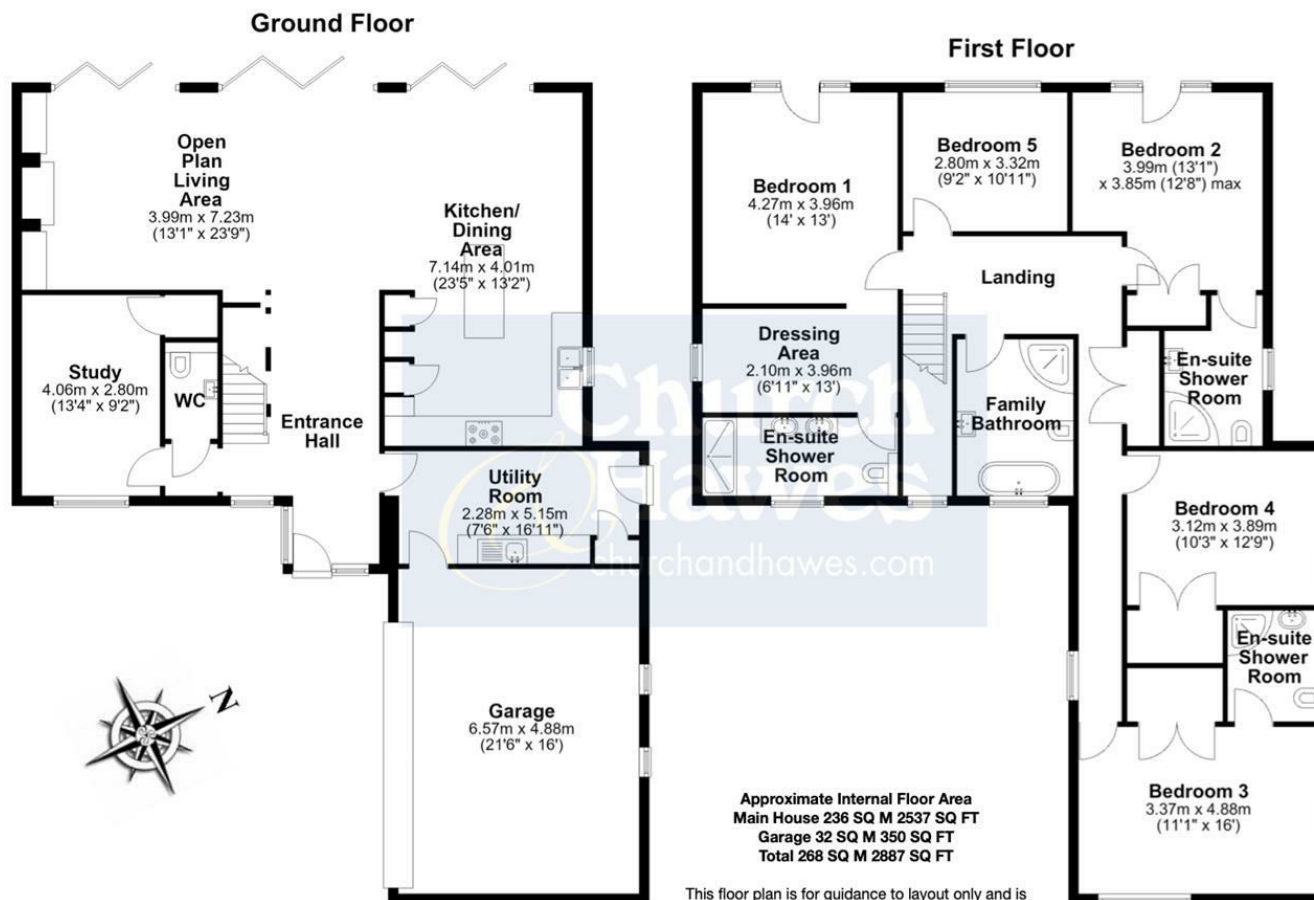


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Approximate Internal Floor Area
Main House 236 SQ M 2537 SQ FT
Garage 32 SQ M 350 SQ FT
Total 268 SQ M 2887 SQ FT

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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