



The Avenue, North Fambridge , CM3 6LZ
Price £1,250,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in the highly desirable riverside village of North Fambridge, this exceptional home seamlessly blends the tranquility of rural living with the convenience of modern amenities. With open land directly to the rear, yet remains just a short stroll from the local rail station, providing direct access to London. The area also boasts local gems, including the renowned Ferry Boat Inn and a prestigious private marina.

Upon entering, you are greeted by an inviting reception hallway that leads you to the spacious living room. Elegant doors open out onto a beautifully designed decking area with hot tub, ideal for entertaining or simply enjoying the peaceful outdoor space. The standout feature of the ground floor is the stunning 25' open-plan kitchen and family room. This vast, light-filled space is perfect for both casual family living and more formal entertaining. Finished to the highest standards, the kitchen showcases premium appliances, sleek countertops, and exquisite cabinetry. A separate utility room adds convenience, while double doors open directly onto the decking, blurring the lines between indoor and outdoor living. Further enhancing the ground floor is a dedicated study and an additional office space, which offers the flexibility to be used as a sixth bedroom if desired.

Upstairs, a beautifully designed galleried landing connects to five generously sized double bedrooms, each offering a serene and restful retreat. The master suite is particularly impressive, featuring a walk-in dressing room that provides ample storage. Two of the additional bedrooms are complemented by ensuite showers and Jack & Jill bathroom, offering ultimate privacy and comfort. From several of the rooms, breathtaking views of the surrounding countryside and farmland can be enjoyed.

The property is equally impressive outside, with a substantial gated driveway offering plentiful parking, 135' garden with man cave/gym/office and bar area.

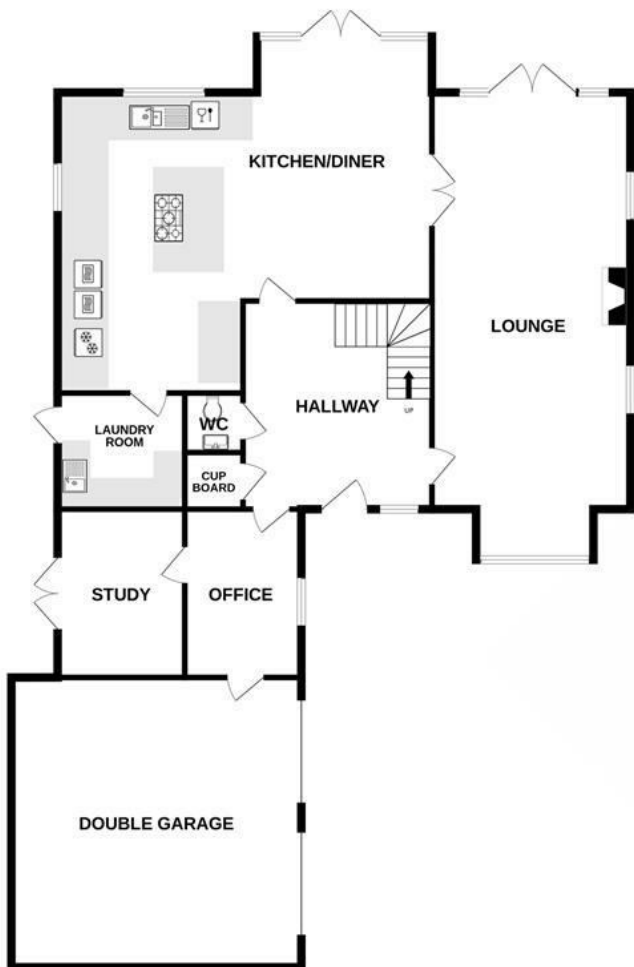
EPC: C. C/Tax: G. Tenure: Freehold.



GROUND FLOOR

1ST FLOOR

GARDEN ROOM



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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ACCOMMODATION

FIRST FLOOR

GALLERIED LANDING

Smooth plaster and coved ceiling, hardwood balustrade galleried landing, airing cupboard with radiator, access to loft space via ladder with boarding light and power, doors to:

MASTER BEDROOM 15'2 x 13'10 (4.62m x 4.22m)

PVCu sealed unit double glazed windows to front and rear, smooth plaster and coved ceiling, designer radiator, air-conditioning unit, TV point, 2 wall lights, open to:

DRESSING ROOM 15'2 x 5'1 + wardrobes (4.62m x 1.55m + wardrobes)

Smooth plaster and coved ceiling, designer radiator, fitted mirror front wardrobes to one wall with sliding doors and storage solutions, door to:

ENSUITE 11 x 6'6 (3.35m x 1.98m)

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white suite comprising: Low level WC, vanity wash hand basin, walk in shower with glazed screens and aqua boarding, part tiled to walls/splash backs.

BEDROOM 2 14'3 x 11'3 (4.34m x 3.43m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, designer radiator, door to:

ENSUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, extractor fan, LED lighting, chrome heated ladder towel rail, tiled visible floor, white suite comprising: Low level WC, vanity wash hand basin, walk in shower with glazed screens and door, aqua boarding to wall.

BEDROOM 3 GUEST BEDROOM 17'3 x 10'9 (5.26m x 3.28m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, designer radiator, TV point, Jack & Jill door to bathroom.

BEDROOM 4 14'5 x 10'9 (4.39m x 3.28m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, designer radiator, TV point.

BEDROOM 5 11 x 10 (3.35m x 3.05m)

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, designer radiator, TV point.

FAMILY BATHROOM 10'9 x 7'9 (3.28m x 2.36m)

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, extractor fan, LED lighting, heated chrome towel rail,

white suite comprising: Low level WC, pedestal wash hand basin, shower with glazed screens, door and tiled walls, stand alone slipper bath with mixer tower taps and shower attachment. tiled visible floor, half tiled to visible walls

GROUND FLOOR

Composite half sealed unit double glazed entrance door to:

RECEIVING HALL

Obscure PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, wooden flooring with under floor heating, cloaks cupboard, stairs rise to first floor, doors to:

GROUND FLOOR WC

Smooth plaster ceiling, LED lighting, extractor fan, tiled floor with under floor heating, white suite comprising: Low level WC, vanity wash hand basin with tiled splash back.

STUDY 11'8 x 7'4 (3.56m x 2.24m)

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, wooden flooring, under floor heating, door direct to garage, door to:

OFFICE/TREATMENT ROOM 11'8 x 7'4 (3.56m x 2.24m)

PVCu sealed unit double glazed French doors, smooth plaster and coved ceiling, wooden flooring, under floor heating, 2 wall lights, white vanity wash hand basin.

LOUNGE 32 x 13'10 (9.75m x 4.22m)

PVCu sealed unit double glazed walk in bay window to front, 2 windows to side, french doors with side lights opening out on to the deck overlooking the rear garden smooth plaster and coved ceiling, under floor heating, TV point, 2 wall lights, feature LPG gas fire inset to fireplace.

KITCHEN DINER/FAMILY ROOM 21'4 < 16'9 x 23'2 (6.50m < 5.11m x 7.06m)

PVCu sealed unit double glazed walk in bay window with french doors with side lights opening out on to the 'al fresco' dining deck overlooking the rear garden, window to rear and side smooth plaster and coved ceiling, tiled visible floor, under floor heating, double doors to lounge. Luxury fitted high gloss cream kitchen with quartz worksurfaces and matching upstands comprising: Underslung one and a half bowl sink unit, cooker/boil mixer tap inset to work surface with integrated dish washer, cupboards under, corner carousel, adjacent work surface with drawers and cupboards under, central island with reverse breakfast bar, inset Neff 5 ring LPG black glass hob, stainless steel extractor fan over drawers and cupboards under, fridge freezer housing with two floor to ceiling larder cupboards one with pull out can racking, broom cupboard, integrated fridge freezer, 2 built in Neff hide and slide steam ovens with warming drawers, w wall cupboards, 2 of which have glazed display doors, dining and seating areas enjoying the garden views, door to:

LAUNDRY ROOM 9'5 x 7'9 (2.87m x 2.36m)

Obscure PVCu sealed unit double glazed door to flank, smooth plaster ceiling, extractor fan, tiled visible floor, under floor heating fitted units in grey high gloss with quartz work surfaces with matching upstands, comprising: single drainer sink unit with mixer taps inset to work surface with cupboards concealing space for both washing machine and tumble drier and storage

OUTSIDE

GARDEN ROOM/OFFICE/GYM/BAR/MAN CAVE 22'8 x 16 max (6.91m x 4.88m max)

Located to the rear of the large rear garden, constructed in timber with sealed unit double glazed windows and French doors to garden, light, power and internet connection, bar area, air-conditioning unit.

TWO CAR GARAGE

Two up and over doors, light and power, personal door to study.

FRONTAGE

Gated access to driveway with parking for numerous vehicles, mature well established screening oak trees to west boundary, dual side access to rear garden with double gates and flank storage area, external oil fired boiler serving heating and hot water, outside tap.

REAR GARDEN 135 x 65 (41.15m x 19.81m)

Commencing with a rustic timber deck and 'al-fresco' dining area, inset fully functioning hot tub to remain, terraced steps lead to the neat lawns with flower borders, external power out lets and floodlighting.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.
VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429
WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

