



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
Guide price £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**** GUIDE PRICE £800,000 - £825,000 **** Executive 4/5-Bedroom Detached Home in Highly Sought-After Private Development.

Nestled on a prestigious private road on the fringes of Burnham-on-Crouch, this executive detached residence is an exceptional opportunity for discerning buyers. Priced to sell and offered with no onward chain, this stunning property is further complemented by the option to acquire a 0.5-acre paddock (subject to separate negotiation)—ideal for equestrian enthusiasts or those seeking additional outdoor space.

The home boasts superbly renovated and meticulously maintained interiors by the current owners, offering generous and versatile accommodation. The spacious and well-presented layout includes:

- First floor: Four double bedrooms, including a master with en-suite, and a family bathroom.
- Ground floor: A welcoming entrance hallway, feature-filled living room with log burner, conservatory, study/playroom, and an expansive open-plan kitchen/breakfast/family room, perfectly suited for entertaining. Additionally, a separate utility room enhances functionality.

Externally, the property enjoys a gated, large driveway, extensive parking, a garage, and landscaped gardens. The overall plot spans approximately 0.25 acres, providing ample outdoor space for relaxation or entertaining.

Modern conveniences include Smart lighting, CCTV, and data points in key areas, ensuring a blend of luxury and technology.

Despite its tranquil location, this home offers excellent accessibility to Burnham's amenities, including the train station, doctor's surgery, post office, schools, vibrant High Street, and the picturesque River Crouch.

This is a rare opportunity to secure a truly special property in a highly sought-after private development. Viewing is essential to fully appreciate the space, quality, and lifestyle this home has to offer.

Energy Rating: E

FIRST FLOOR:

MASTER BEDROOM:

16'7 x 13'11 (5.05m x 4.24m)

Double glazed window to front, radiator, air conditioning unit providing cold and hot air.

EN-SUITE:

Obscure glazed window to rear, chrome heated towel rail, 4 piece suite comprising large walk-in shower, bath with tiled surround, concealed cistern WC and wash hand basin, tiled walls and floor.

BEDROOM 2:

20'1 x 10'1 max (6.12m x 3.07m max)

Two double glazed windows to front, two radiators, air conditioning unit providing cold and hot air.

BEDROOM 3:

12'2 x 9'3 (3.71m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM 4:

10' x 9'3 (3.05m x 2.82m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising panelled bath, concealed cistern WC and wash hand basin set on vanity storage unit, tiled walls and floor.

LANDING:

Staircase to ground floor, doors to all rooms.

GROUND FLOOR - PORCH:

Oak porch with slate tiled roof, outdoor power points.

RECEPTION HALL:

Door to front with full height side light windows either side, engineered oak flooring, stairs to first floor, doors to:

STUDY/PLAYROOM/RECEPTION:

9'8 x 8'1 (2.95m x 2.46m)

Double glazed window to front, radiator.

CLOAKROOM:

Obscure double glazed window to side, 2 piece suite comprising concealed cistern WC and was hand basin.

KITCHEN/BREAKFAST ROOM:

20'1 x 12'7 (6.12m x 3.84m)

A stunning light and airy room with two double glazed windows to rear, radiator, comprehensive range of wall and base mounted storage units, sink set in roll edged work surface, waste disposal, instant boiling filtered water tap, matching breakfast bar, induction hob with extractor hood over, integrated Neff appliances, tiled floor, inset spotlights.

UTILITY ROOM:

9'10 x 8'5 (3.00m x 2.57m)

Double glazed window and door to rear, wall and base mounted storage units with sink set in roll edged work surface, space and plumbing for washing machine and tumble dryer, tiled flooring, door to garage.

SITTING ROOM:

26'2 x 13'11 (7.98m x 4.24m)

An impressive room with large bay window to front and double doors opening to conservatory, 2 radiators, feature fireplace with inset log burner, continuation of engineer oak flooring,

CONSERVATORY:

12'9 x 10'8 (3.89m x 3.25m)

Double doors opening to rear garden, windows to all sides.

EXTERIOR:

FRONTAGE:

Accessed via double electric wooden gates and providing off road parking for several vehicles, wooden fence to front with planted hedging, exterior power points, access to:

GARAGE:

20'4 x 10'3 (6.20m x 3.12m)

Electric roller garage door to front.

REAR GARDEN:

Commencing with a large paved patio seating area, remainder mainly laid to lawn, further paved seating area with feature covered pergola over.

TENURE & COUNCIL TAX INFORMATION:

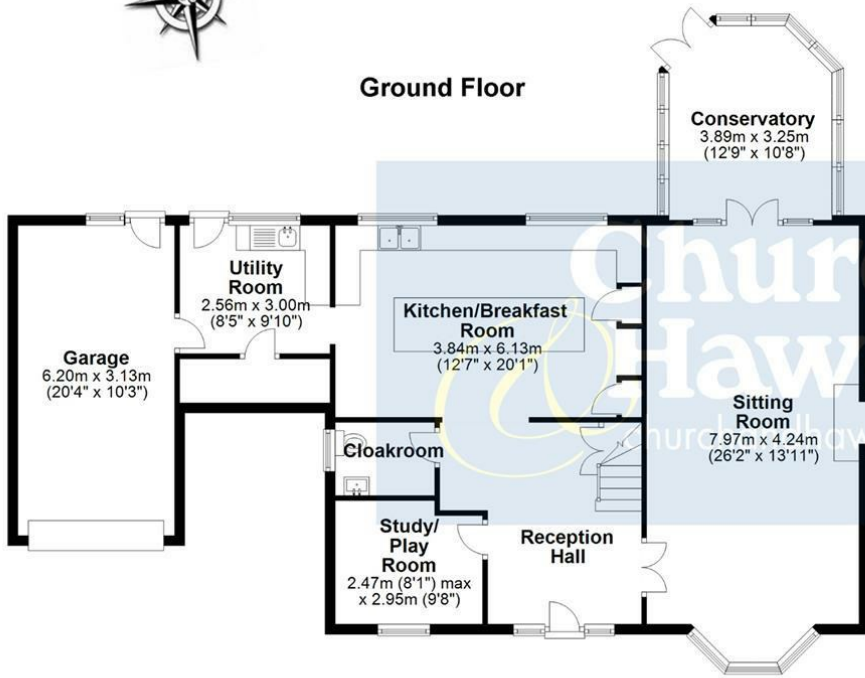
This property is being sold freehold and is Council Tax Band E.

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.



Ground Floor



APPROX INTERNAL FLOOR AREA
191 SQ M 2059 SQ FT
Excluding Garage
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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First Floor

