



Stoney Hills, Burnham-On-Crouch , CM0 8QA  
£950,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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GUIDE PRICE £950,000 - £1,000,000. STUNNING SIZE...CHECK OUT THIS FLOOR PLAN. Boasting nearly 3500 sq ft of accommodation over two floors is this brand new detached dwelling located in the very attractive and highly sought after private location of Stoney Hills.

The property boasts impressively spacious and well thought out accommodation comprising four large bedrooms, three en-suites and family bathroom, there is also a large gallery landing, whilst the ground floor boasts a beautiful entrance hallway leading to the cloakroom, internal garage, living room and an impressive open plan kitchen/living/dining room. Externally the front entrance is walled with electric gate and driveway parking and there is a landscaped rear garden.

Heated with a highly efficient Air Source Heat pump with under floor heating on the ground floor.

Energy Rating B.





### 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.

### Village of 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.

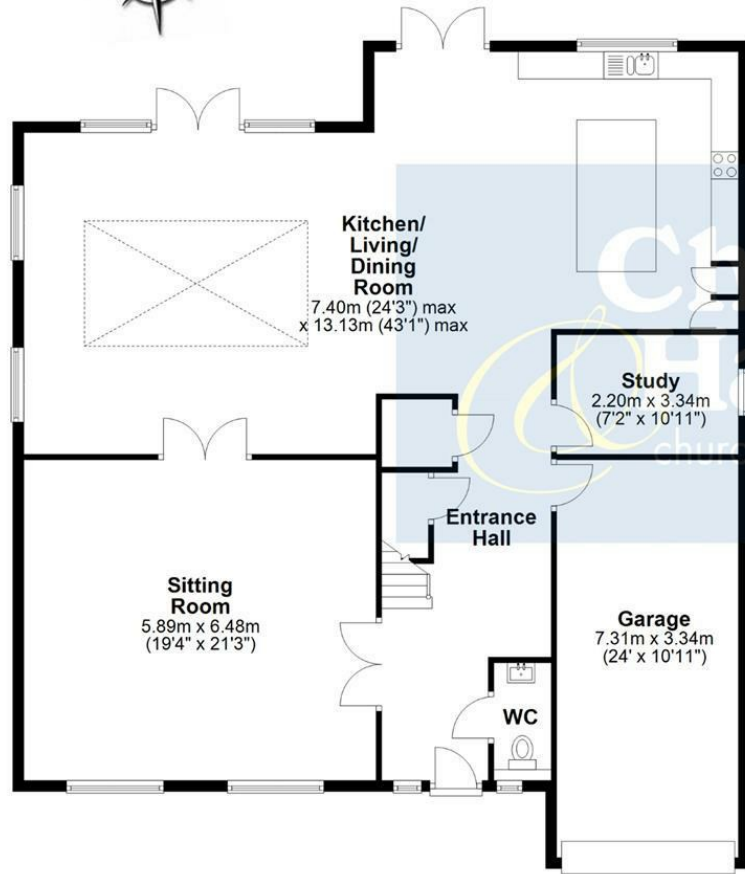








## Ground Floor



**APPROX INTERNAL FLOOR AREA  
TOTAL 300 SQ M 3225 SQ FT  
INCLUDING 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

