



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
£1,250,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

PERFECTLY SITUATED adjoining open farmland is this truly stunning detached residence which boasts many fine and impressive features. Located at the end of this prestigious postcode within a gated development of only 5 large detached homes is this 5 bedroom home with detached self contained annex. The accommodation in full totals 4324 sq. ft. comprising the aforementioned 5 double bedrooms located on the first and second floor, three of which benefit from en suite shower rooms and the master having a dressing area, there is also a generous family bathroom. The ground floor offers a large entrance hallway leading to cloakroom, living room, study/snug, open plan kitchen/dining/family room, utility with wine cellar and pantry cupboard. The two storey annex provides an incredible space for either full occupancy or occasional use/home office space with ground floor entrance, living room, kitchenette and shower room with air conditioned bedroom on the first floor. Externally the property provides ample secure off road parking, and a beautifully landscaped westerly facing rear garden with generous patio seating, outdoor barbecue area and water feature.

Viewing comes as a must to fully appreciate all that is on offer.

EPC 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.

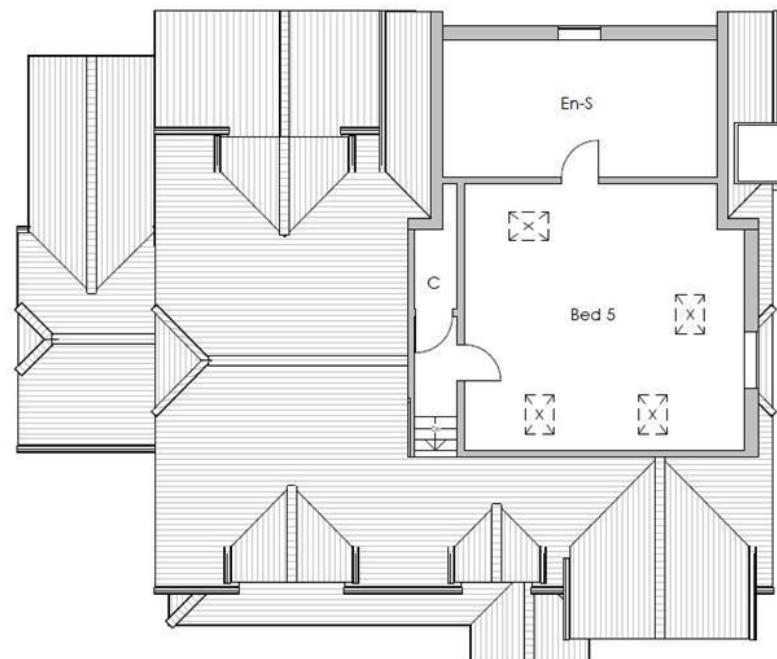
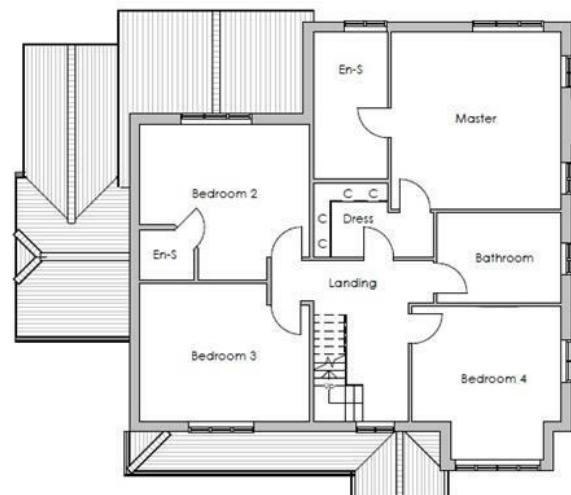
Money Laundering Regulations & Referrals

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.



3

Existing Second Floor Plan

1:100

