

The Grove, Burnham-on-sea, Burnham-on-Sea, Somerset. TA8
2PA

£895,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents (BoS) are delighted to market this Exceptional Detached Residence of Historical Significance in Burnham-on-Sea.

This distinguished and generously proportioned detached residence, believed to date from between 1920 & 1922, presents a rare and exciting opportunity to acquire a unique piece of Burnham-on-Sea's rich cultural heritage.

20th century playwright and novelist Ben Travers lived in the property for many years , the house received many famous visitors including Australian cricketer Sir Donald Bradman and Noel Coward , many of the visitors inscribed messages in the walls sadly since covered up. Travers added a magnificent panelled games/ party room to house his billiards table , which he donated to Burnham and Berrow Golf Club when he sold Hillam in the early 1950 's .

Our vendors during their ownership have carried out a stunning, detailed and sympathetic refurbishment with the 2022 updated kitchen/breakfast room being a stand-out feature and the property is offered in truly immaculate order throughout.

Offering spacious and flexible accommodation the internal accommodation is highly versatile and lends itself to a variety of lifestyles. Currently configured with four reception rooms (including a magnificent formal reception room - ideal for entertaining) and five first floor double bedrooms with the potential to create sub-division to offer annexe potential.

Set within a sizeable and mature plot, the grounds are adorned with well-established trees and shrubs, affording a sense of privacy and seclusion. An outdoor swimming pool adds to the appeal, offering leisure and relaxation in the heart of the garden. To the front driveway parking for at least five vehicles plus to the rear a double garage.

The residence is enviably positioned on what is widely regarded as one of Burnham-on-Sea's most prestigious and desirable roads. It lies approximately one-third of a mile from the vibrant town centre, where a comprehensive range of amenities can be found. Furthermore, the property enjoys close proximity to a variety of local attractions and facilities, including the fabulous beach (four minutes level walk) renowned championship golf links, a well-established tennis club, and the popular indoor swimming and sports academy.

This is an exceptional opportunity to acquire a landmark home that combines history, charm, and flexibility in a prime coastal setting and an early viewing is strongly advised by the vendor's appointed agents to avoid disappointment.

FEATURES

- Period Detached House
- Immaculate Condition Throughout
- Five Double Bedrooms
- Three En-suites
- Large Mature Level Gardens
- Easy Walk to Beach & Town Centre
- Stunning Grand Reception Room
- Swimming Pool & Gym
- Freehold
- Council Tax Band - F
- EPC - E



ROOM DESCRIPTIONS

Hall

Multi-locking front door with light & twin side panels. Impressive 'L' shape hallway with feature wide staircase rising to the first floor & useful under stair cupboard. Two period style radiators, dado rail with attractive contrasting paintwork & Moods Herringbone strip flooring.

Lounge

Feature Minster stone fire surround housing woodburner and part wood panelled walling to either side with dual fireside seating and storage cupboard. large window to front with period monkey tail handles & fitted blinds, picture rail, three wall lights, Sky TV point. Two period style radiators,

Cloakroom

Low level w.c., with wash hand basin & fitted cupboard below, half height tongue & groove style wood panelling, extractor fan, heated towel rail.

Grand Reception room & Snug

A stunning room built for entertaining & socialising currently configured as a dining room with full size american pool table and snug area off. We understand that Ben Travers added the magnificent panelled games/ party room to house his billiards table , which he donated to Burnham and Berrow Golf Club when he sold Hillam in the early 1950 's. The stunning room has a dual aspect with three windows facing front all with fitted blinds plus french doors opening to rear garden. Half height wood panelled walls with useful storage cupboard, stripped wooden flooring, feature brick fireplace with wooden surrounds housing large 16kw. woodburner, two period style radiators. The adjoining snug recess has stripped wooden floor, wood panelled walls, window to side and feature Edwardian style brick fireplace with timber surround, open hearth and side seating areas.

Kitchen/Breakfast Room

The heart of the home is this fabulous hand built kitchen installed in 2022 with a comprehensive range of base & eye level units plus a large island/breakfast bar with Carrera Extra Quartz worksurface. Integral dishwasher & fridge with drawer units, tall storage cupboard, carousel corner cupboard, Belling range cooker with electric double oven & 5 burners, extractor over, sunken sink & drainer with mixer tap incorporating Franke filter and boiling water, pull-out recycling drawer. Ceiling spotlights & triple pendant drop lights over island. Radiator, twin obscure windows. Moduleo strip flooring.

Family Room & Dining Area

Effortlessly flowing from the Kitchen with wide square opening and a further wide square opening to the dining area the rooms have two large windows and patio doors overlooking the rear garden & flooding the area with natural light. Moduleo strip flooring, feature corner gas fired woodburner, wall mounted TV (included) three wall lights, two radiators.

Utility Room

Complimentary range of base units & worksurface housing Belfast sink, window to side, cupboard housing domestic hot water tank. Moduleo strip flooring.

Boot Room

Obscure window, obscure half glazed door & side panel to Sunroom. Further door to Gym. W.C, dark engineered wood floor, radiator.

Gym

Spotlights, radiator, wood laminate flooring, two double glazed windows & door to garden.

Sun Room/Covered Access

Exposed brick walls, engineered wood floor, radiator, power. Door to garage.

Double Garage

Remote control roller door, power & light, Ideal Logic Max gas boiler fitted 2022. Personal door to front.

Landing

Multi-level & spacious landing area with doors to all principle rooms, loft access, dado rail, radiator.

Primary Bedroom

Two built in wardrobes giving access to eaves storage area (potential walk-in wardrobe) dual aspect wooden windows, arc deco style ceiling rose and comicing, period style two radiators. Door to Jack & Jill bathroom.

Jack & Jill Bathroom

With access from the bedroom as well as the main landing. Modern white suite consisting gorgeous Slipper style bath, close coupled w.c., large glass shower enclosure housing Mira Elite electric shower, vanity wash hand basin with cupboards below, ladder style heated towel rail, radiator, painted wooden flooring, recessed spotlights, large double door cupboard with further cupboards above. Obscure window.

Bedroom Two

Window to front aspect. Access to roof space, radiator, picture rail, TV point.

En-suite Bedroom Two

Large shower enclosure housing Mira Elite electric shower, pedestal wash hand basin, close coupled w.c. Heated towel rail, recessed spotlights, extractor fan, large built in wardrobe, vinyl flooring.

Bedroom Three

Window overlooking rear garden, radiator. Door to en-suite.

En-suite Bedroom Three

White suite comprising tiled panelled bath with side taps, close coupled w.c., feature vanity wash hand basin with glazed bowl, window, ladder style heated towel rail, painted floor, inset mirror and tiled walls.

Bedroom Four

Ceiling rose, comicing upvc , window to rear, radiator and dado rail.

Bedroom Five

Window to rear, radiator, two wall lights.

W.C.

Low level WC, extractor, painted floor.

Outside

The garden is a particular feature of this attractive property and are mainly to the right hand side of the house with mature shrubs & bushes & featuring a large lawned area, wide steps down from the house to paved patio area and :

OUTDOOR SWIMMING POOL : The pool is surrounded by a raised paved area with a further patio area adjoining and enjoys a high degree of privacy.

There is a further area of garden to the rear used as a composting area with wood store & housing the swimming pool pump.

Brick Store: Power & Light.

To the front of the property part boundary wall and part fencing with two substantial pillars opening to the large block paviour driveway offering off street parking for at least five vehicles. Side gate opening to the rear garden.

To the rear of the property and accessed via Players Lane is access to the double garage.

Agents Note

Our vendor has indicated that much of the furniture & fittings can be negotiated into the sale of the property if desired.

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The vendor has an association with HouseFox Estate Agents.



FLOORPLAN & EPC

