



# Marshes, Burnham-on-Crouch, Essex, CM0 8NQ

Council Tax Band G (maldon Council)

 3  6  3

Offers in Excess of £1,250,000 Freehold



Nestled on a serene and secluded plot spanning approximately 1.4 ACRES, this spacious SIX bedroom detached family home, accompanied by a charming TWO BEDROOM DETACHED BARN STYLE property, offers a unique blend of tranquillity and versatility. Surrounded by picturesque countryside, this residence is a haven for those seeking a peaceful lifestyle with ample space to suit a wide variety of needs.

**Main Residence:** The main residence welcomes you with reception foyer leading to useful study/office to one side and through to a generous sized dual-aspect main reception living room, featuring a wonderful multi-fuel burner set in an impressive inglenook fireplace and French doors opening to the garden. This room seamlessly connects to a second light and airy reception room adjacent to the kitchen dining room, also enjoying garden access.

The kitchen is a chef's delight, fitted with shaker-style units, a large central island, granite worktops, an enamel sink unit, integrated appliances, a range cooker, and underfloor heating. This culinary space opens to the dining area, which leads back into the main reception living room, creating a harmonious flow throughout, ideal for families and entertaining.

Upstairs, the property boasts six bedrooms. The generous master suite offers fitted wardrobes and views over the gardens, complete with a spacious en-suite shower room. Bedrooms two and three also feature fitted wardrobes providing ample storage. The family bathroom is elegantly appointed with a Victorian-style bath, a separate shower, a wash hand basin, and a WC.

**Barn-Style Detached Dwelling:**

Adjacent to the main residence is a self contained two-bedroom barn annex providing extremely spacious well appointed accommodation. The entrance hall leads to an impressive and very spacious open-plan living area, adorned with engineered oak flooring with underfloor heating, bi-fold doors to the garden, open to the well equipped fitted kitchen with twin ovens, microwave, dishwasher, including a central island fitted with drinks fridge. Adjacent is a useful and separate utility room with additional sink unit, space and plumbing for washing machine and tumble drier. There is also an additional reception room which could be utilised as a ground floor bedroom, as well as a study/office room and a cloakroom WC.

Upstairs, there are two large double bedrooms, one with fitted mirrored wardrobes, and a family bathroom with both a shower and a bath. The spacious landing offers additional storage. The annex is self contained and has its own boiler providing gas fired central heating with underfloor heating on the ground floor.

Outside, the property enjoys extensive grounds from the gated entrance and long treelined driveway with parking for numerous cars and larger vehicles, such as a motorhome, as well as a double garage. The gardens extend to around 1.4 acres, screened with trees and mainly laid to lawn, with a large paved terrace and an ornamental pond adjacent to the main residence.

Both properties have gas fired heating via LPG gas, and are double glazed.

This exceptional property combines the best of rural living with modern comforts, offering a unique opportunity to create a bespoke lifestyle tailored to your needs. Whether you seek a spacious family home, a peaceful retreat, or a property suitable for multigenerational living or combining families, this secluded countryside haven is sure to exceed your expectations.

#### Location

New Montsale is situated within the Burnham On Crouch Marshes, which offers a whole host of nature walks and is a short distance from the sea wall. Burnham On Crouch is a river side town well known for its yacht and sailing clubs as well as the famous Burnham Week of boat racing. The town offers shops, restaurants, super market, a yacht marina, two primary schools and an academy secondary school. Nearby is Burnham-on-Crouch Golf Club, and a railway station linking to London Liverpool Street. The village of Southminster is around a 10 minute drive away offering range of shops, restaurants, schools and a railway station which also has links to London's Liverpool Street Station.

- **Detached Country Home**
- **Six Bedrooms in Main Residence**
- **Long Driveway parking for numerous vehicles**
- **Three Bathrooms**
- **Extensive Gardens**
- **Secluded Plot Circa 1.4 Acres**
- **Gated Private Road**
- **In Addition Two Bedroom Detached Barn Style Dwelling**
- **Double Garage**
- **Close to Nature Walks and Sea Wall**

















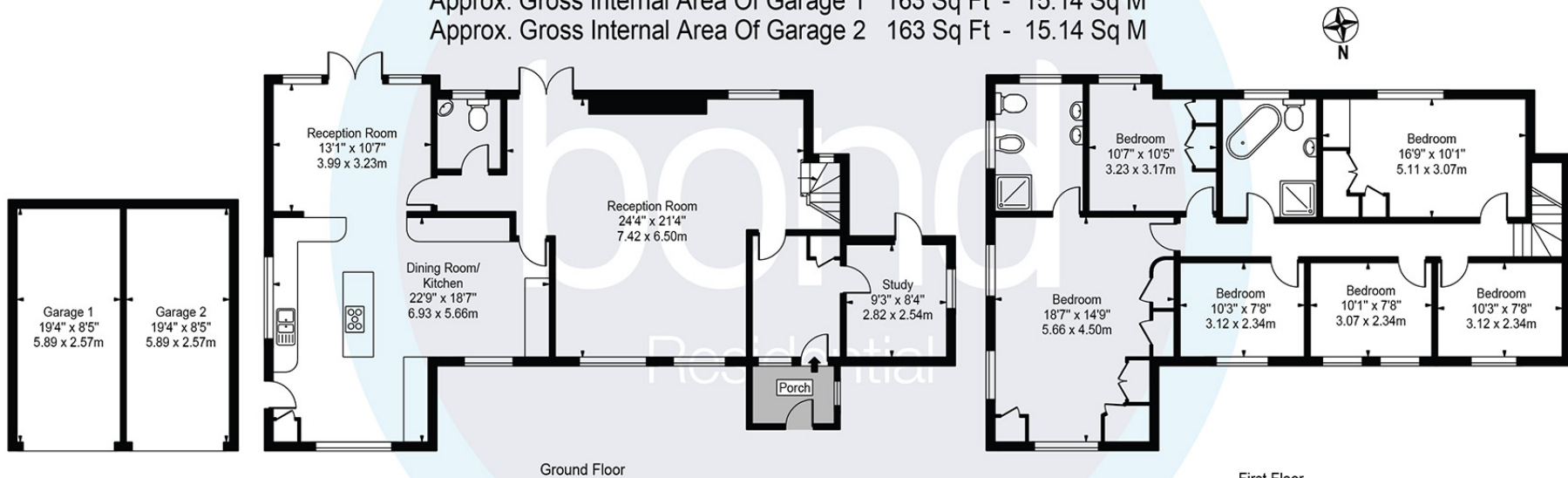


## New Montsale Marshes, Burnham On Crouch, CM0 8NQ

Approx. Gross Internal Area 2247 Sq Ft - 208.75 Sq M  
(Excluding Garage 1 & 2)

Approx. Gross Internal Area Of Garage 1 163 Sq Ft - 15.14 Sq M

Approx. Gross Internal Area Of Garage 2 163 Sq Ft - 15.14 Sq M



Ground Floor

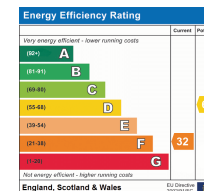
First Floor

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10, Maldon Road,  
Danbury, Essex, CM3 4QQ  
**Telephone: 01245 222856**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

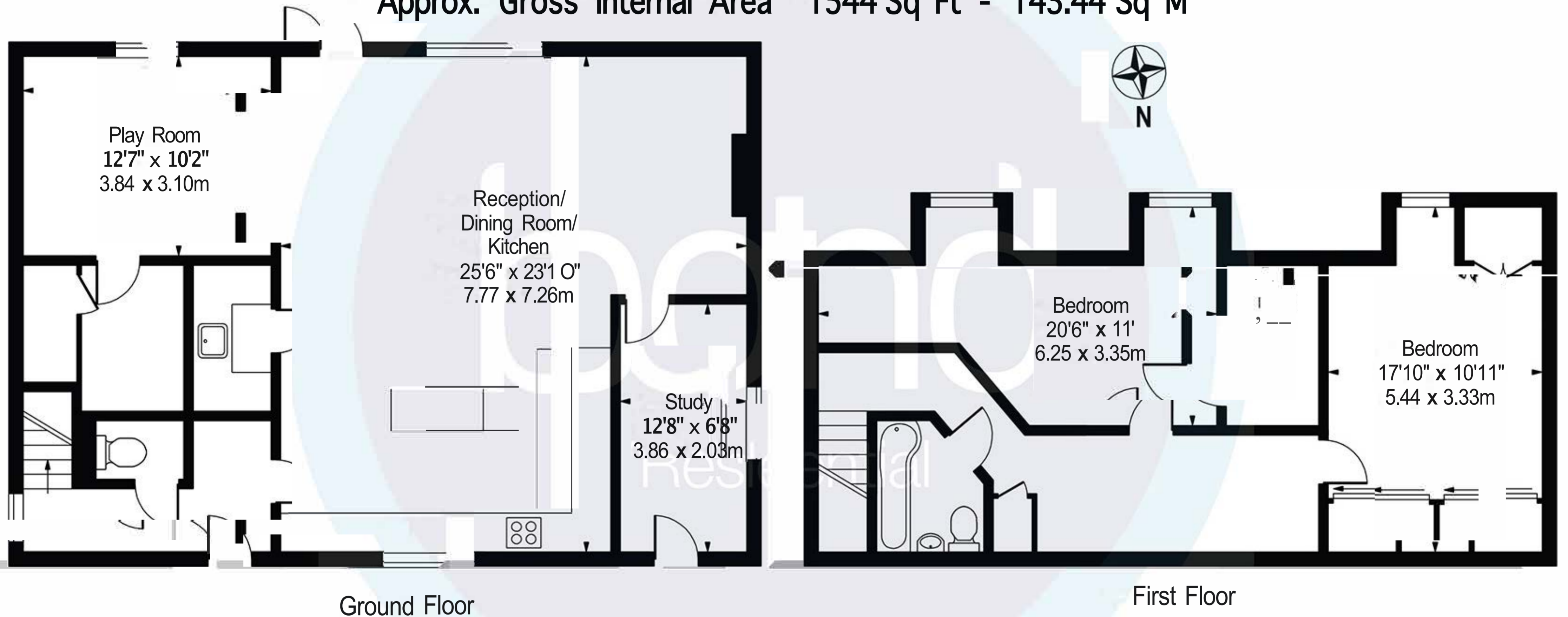
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.





# New Montsale Barn , Burnham On Crouch, CMO 8NQ

Approx. Gross Internal Area 1544 Sq Ft - 143.44 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

10 Maldon Road  
Danbury, Essex, CM3 4QQ  
Tel:01245 222856  
Website:www.bondresidential.co.uk

