



High Street, Burnham-on-Crouch

CM0 8AA

CURTIS O'BOYLE

Sales & Lettings



High Street, Burnham-on-Crouch

CMO 8AA

£850,000

An exquisite late 18th early 19th-century Grade II listed end-of-terrace home, beautifully presented across three floors and situated in the heart of Burnham-on-Crouch, just moments from the River Crouch.

This spacious residence seamlessly marries historic architectural character with contemporary luxury. The ground floor offers an exceptional open-flow design, leading from a elegant front living room into a cozy snug, which seamlessly transitions into the dining area. The heart of the home is the spectacular, light-filled modern kitchen and breakfast room, featuring innovative bi-fold doors that open up the entire corner of the space to a meticulously maintained walled garden complete with a bespoke home office.

With five bedrooms, versatile living zones, a garage, and private driveway parking, this property represents a rare opportunity to acquire a substantial historic home in a highly coveted location.

Ground Floor: Seamless Entertaining

Front Living Room: A welcoming, elegant space positioned at the front of the property, featuring a secondary staircase leading directly to the first-floor principal suite.

Snug / TV Area: A cozy central retreat that acts as a bridge between the formal living space and the dining room, hatch to tanked cellar below.

Dining Area: Flooded with light and perfectly placed for dinner parties, opening directly into the kitchen.

Kitchen & Breakfast Room: A striking, contemporary space built for modern family life. The highlight is the corner-opening folding doors that erase the boundary between indoor dining and outdoor relaxation.

Side Entrance Hall: Providing everyday access, leading to a practical Guest WC and a separate Utility / Shower Room-perfect for rinsing off after a day out on the river.

First Floor: The Sanctuary

Principal Bedroom Suite: A luxurious, spacious main bedroom featuring a statement freestanding bath. This room benefits from unique dual-access, reachable via the main landing or the private second staircase dimbing straight from the ground-floor living room.

Bedroom Two: A well-proportioned double bedroom.

Family Shower Room: Appointed with modern fixtures serving the first floor.

Second Floor: Character & Space

Bedrooms Three, Four, & Five: Three additional bedrooms nestled under the roofline, offering great versatility for children's rooms, guest spaces, or creative studios.

Wet Room: A sleek, fully tiled modern wet room servicing the top floor.

Outside & Outbuildings

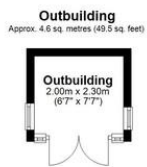
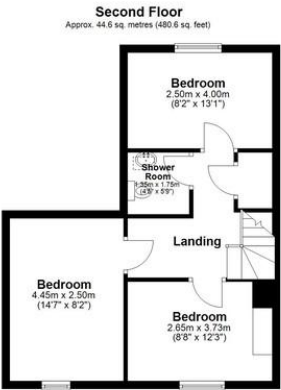
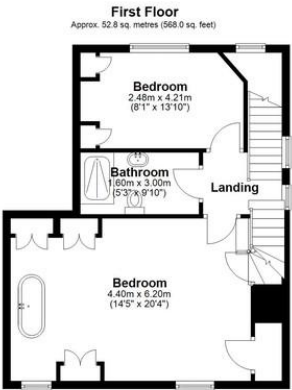
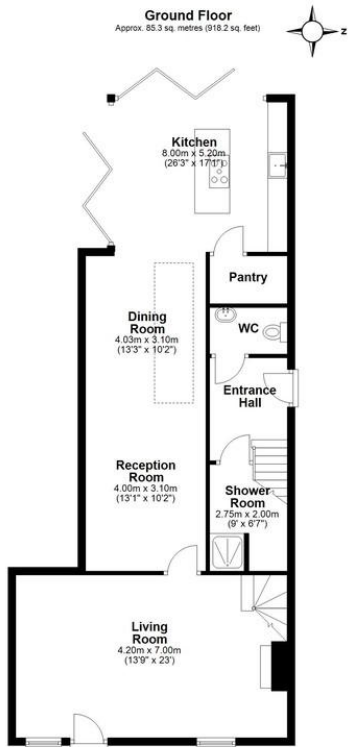
Walled Garden: An immaculate, private oasis enclosed by traditional brick walls.

Home Office: A dedicated, quiet garden building equipped for remote work or creative pursuits.

Parking & Storage: A highly prized asset for a High Street location: a single garage accompanied by a private driveway.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Total area: approx. 187.3 sq. metres (2016.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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High Street



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