



Beresfords

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LAND & NEW HOMES

Freehold  
Asking Price £865,000

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## 2 The Paddocks, Stoney Hills, Burnham-on-Crouch, Essex, CM0 8QA

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### 2 The Paddocks

**An impressive newly built residence occupying a peaceful position within the prestigious Stoney Hills area of Burnham-on-Crouch.**

Situated within the prestigious Stoney Hills area of Burnham-on-Crouch, this beautifully appointed newly built detached home occupies a peaceful position within a small private close, overlooking an attractive wooded copse. Finished to an impressive standard throughout, the property combines generous proportions, contemporary design and a carefully considered specification.

A striking central entrance hall, with oak flooring, oak and glass balustrading and a galleried landing above, sets the tone for the accommodation. The ground floor includes an elegant lounge with bi-fold doors onto the garden, together with a versatile second reception room, ideal as a snug or home office.

At the heart of the house is a superb 30' kitchen/dining/family room, designed for both everyday living and entertaining. The bespoke kitchen incorporates a central island and a comprehensive range of high quality integrated appliances, while bi-fold doors create a seamless connection with the garden. A contemporary media wall and separate utility room complete this impressive space.

The first floor provides four well-proportioned double bedrooms, including a luxurious principal suite with fitted dressing area and en-suite bathroom featuring a freestanding slipper bath, twin basins and walk-in shower. The second bedroom also benefits from an en-suite, with a beautifully appointed family bathroom serving the remaining bedrooms.

The specification has been carefully considered throughout, with engineered oak flooring, an air-source heat pump, underfloor heating to the ground floor, solar panels and triple glazing. The property is also offered with the reassurance of a 10-year new build warranty.

The house extends to approximately 2,690.7 sq ft, with the detached double garage bringing the combined accommodation to approximately 3,000 sq ft. Outside, a substantial rear garden with sandstone terrace provides an attractive setting for outdoor entertaining, complemented by the double garage and private driveway parking for up to four vehicles.

A beautifully conceived new home offering an impressive combination of space, specification and contemporary living in one of Burnham-on-Crouch's most desirable settings.

#### Key Features

- Prestigious Stoney Hills setting within a peaceful private close
- Impressive 30' kitchen/dining/family room with bespoke fitted kitchen and central island
- Elegant reception spaces with bi-fold doors opening onto the garden
- Four generously proportioned double bedrooms
- Luxurious principal suite with fitted dressing area and beautifully appointed en-suite bathroom
- High-quality finishes and considered detailing throughout
- Substantial landscaped rear garden with sandstone entertaining terrace
- Detached double garage and generous private driveway parking
- Approximately 3,000 sq ft including the detached double garage



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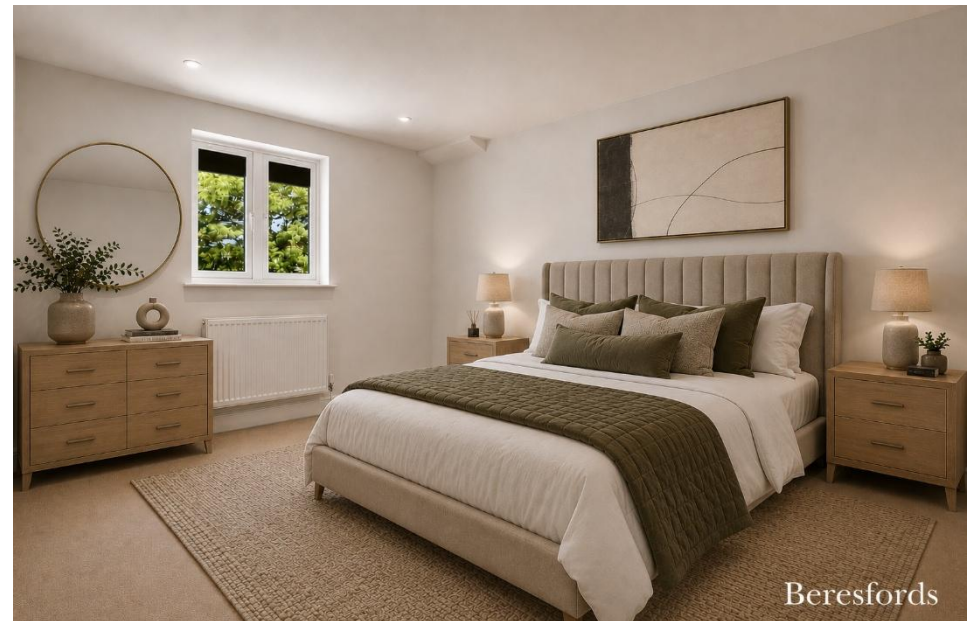


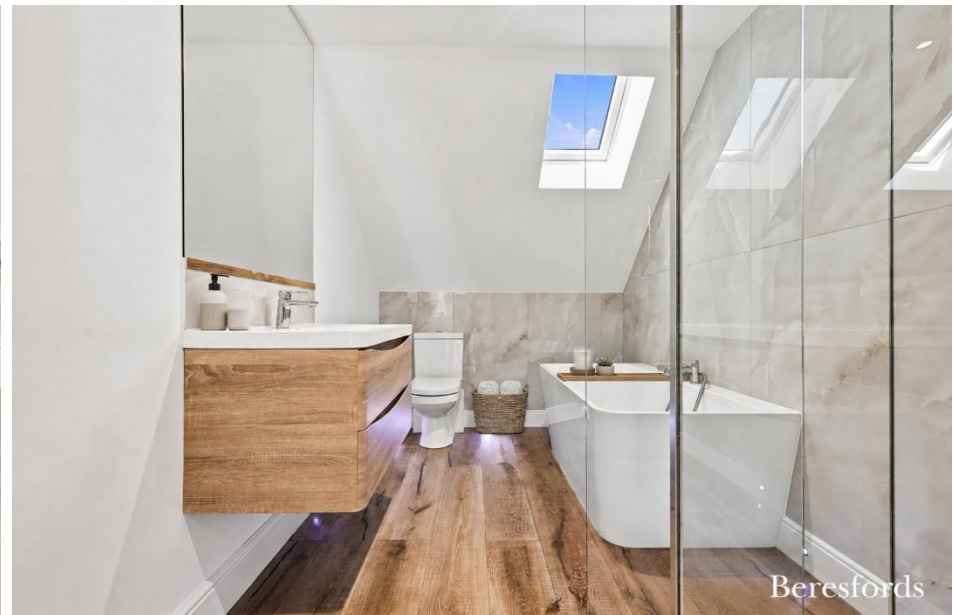
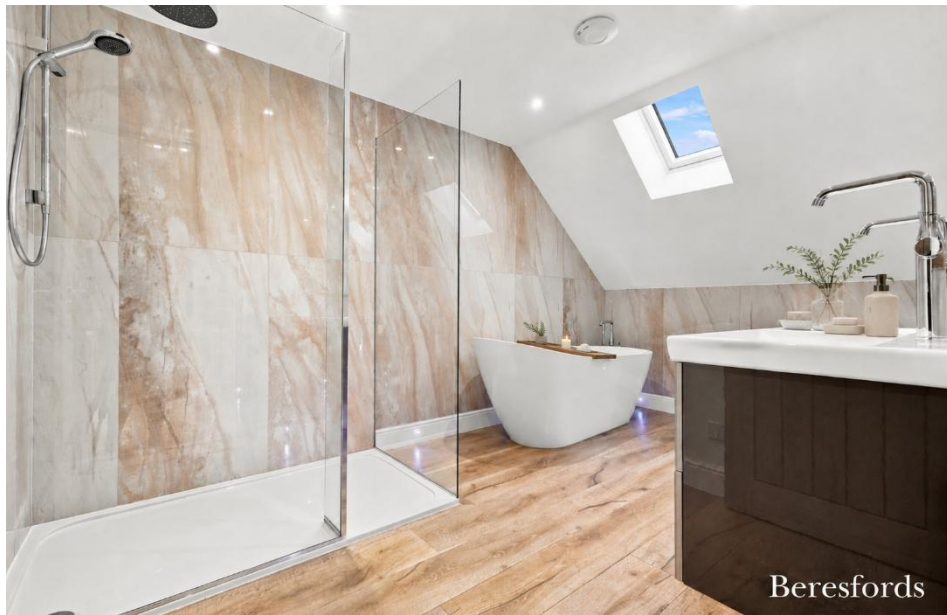
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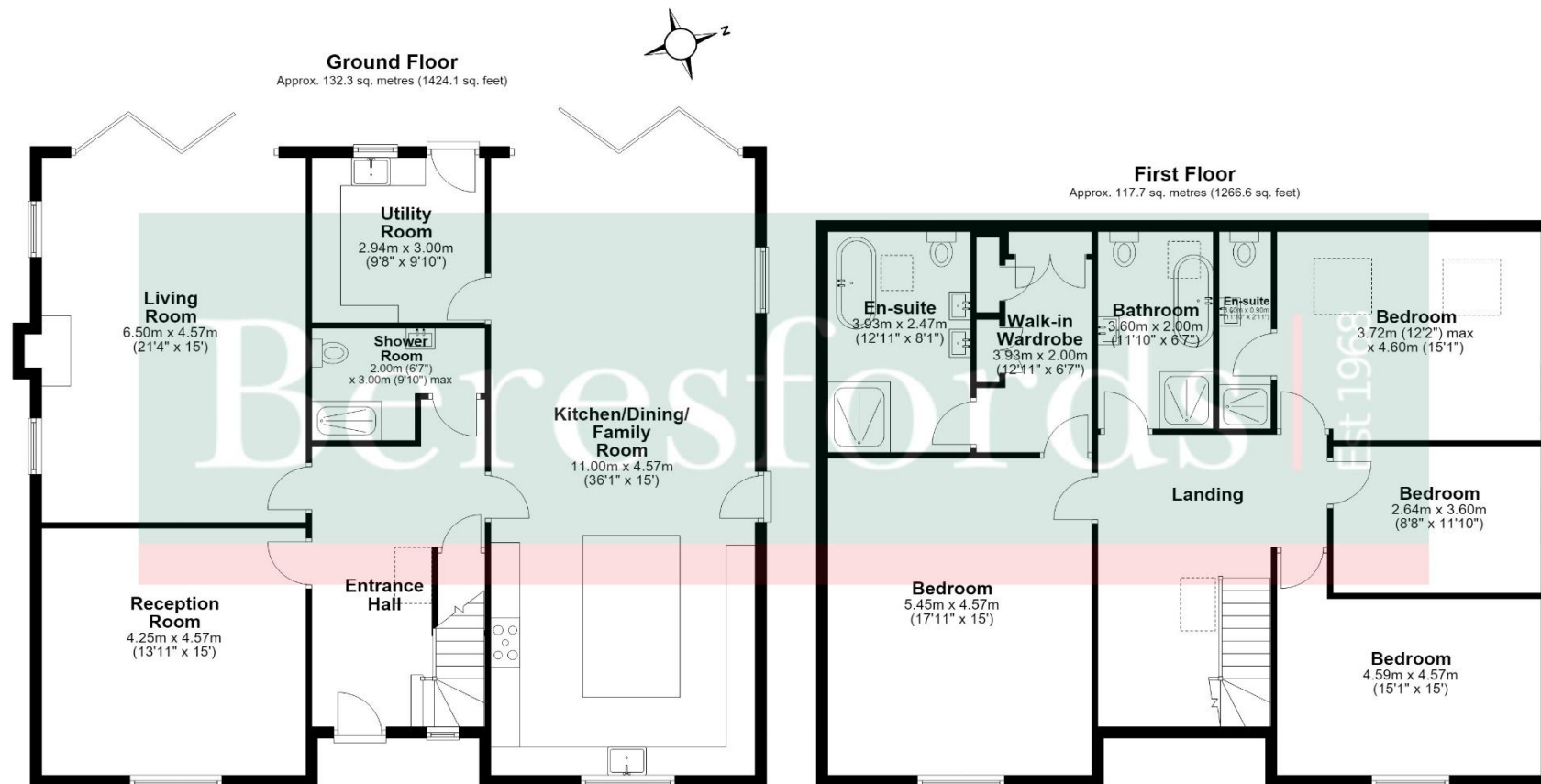




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Total area: approx. 250.0 sq. metres (2690.7 sq. feet)

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Viewing must be by appointment only through  
the **Beresfords Maldon branch**. Please contact:

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