



Garwood House  
Hall Road | Rochford | Essex | SS4 1NN

# STEP INSIDE

## Garwood House

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Occupying a prestigious location near to Rochford station, Rochford Hundred Golf Club and Saint Andrews Church, this contemporary family residence offers a high specification throughout with underfloor heating, secure garaging, bespoke Gymnasium/Bar and swimming pool.

Garwood House has been meticulously styled throughout offering five bedrooms (two en-suite), three reception rooms and a bespoke gymnasium/bar adjacent to the swimming pool. The location is sought-after and ideal for access to Rochford railway station (walking distance) offering services into London Liverpool Street. Local state and private schools including Thorpe Hall and Alleyn Court with renowned grammar schools within easy reach. With open countryside on your doorstep and the golf club opposite, there is also a country park within walking distance.

The property features a gated entrance with electronically operated gates leading to a paved driveway and secure double plus garaging, ideal for car lovers. There is also a fitted electric car charging point.

Step inside into a welcoming a spacious entrance hallway with fingerprint touch steel entrance doors, a sleek tiled floor and underfloor heating, with double doors into a study and adjacent cloakroom/wc. There is a 25ft. reception room to the front aspect with bay window and double doors. A further reception/family room is to the rear aspect has double doors out to the rear patio and a snug/office to one end. The impressive bespoke fitted kitchen/dining area is ideal for family gatherings and entertaining, being open plan with bi-folding doors and range of contemporary fitted units incorporating built-in appliances including which includes Siemens appliances, Quooker hot tap, wine cooler and a breakfast bar.

To the first floor are the five double bedrooms – the principal bedroom is impressive with a vaulted ceiling and double doors out to a balcony affording views across the garden and the pool area, a spacious en-suite bathroom with separate shower and personal door to a dressing room/bedroom adjacent (currently fitted as a dressing room). Bedroom two is to the front aspect featuring a lovely bay window and en-suite bathroom with separate shower. Furthermore on this level is a nicely fitted family bathroom. The whole property is professionally styled with feature lighting, tasteful décor and underfloor heating with security camera system.



























# STEP OUTSIDE

## Garwood House

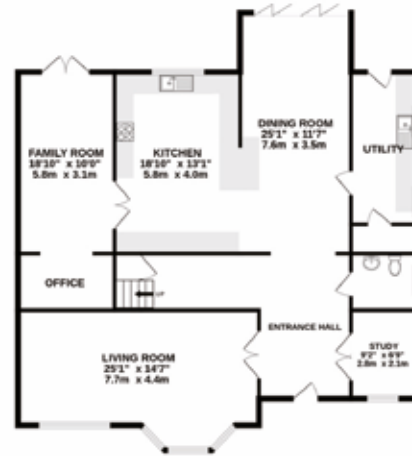
Step outside, the stunning exterior matches the attention to details of Garwood House residence, with the already mentioned gated entrance, block paved driveway and bespoke secure garaging with acrylic resin painted flooring, electric roller shutter doors and electric vehicle charging point. To the rear is the expansive sun terrace providing ideal space for entertaining and relaxing being paved and extending around the heating swimming pool, which has an electric operated cover. To one side is the bespoke gymnasium which has air conditioning and also a family sun room with bi-fold doors on two aspects along with an internal bar area with air conditioning, separate central storage room, separate WIFI, outside speaker system and feature lighting. The garden extends to approx. 150ft., with an area of well tended lawn to the rear boundary.

Garwood House is offered with no onward chain – please contact the Fine & Country team to arrange a viewing.

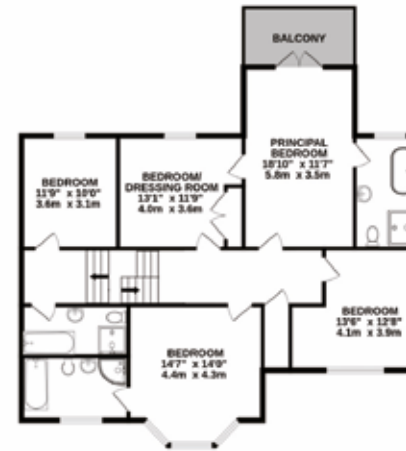




GROUND FLOOR  
1568 sq.ft. (145.7 sq.m.) approx.



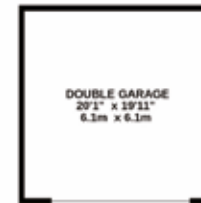
1ST FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



GARDEN STUDIO  
471 sq.ft. (43.8 sq.m.) approx.



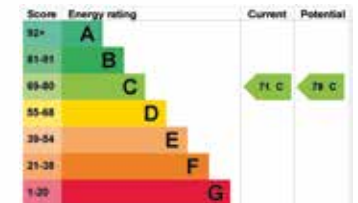
GARAGE  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 3683 sq.ft. (342.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: G  
Tenure: Freehold



*follow Fine & Country Mid and South Essex on*



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