



High Street, Rowhedge

A chain-free property located in the highly desirable waterside village of Rowhedge, offering an exciting opportunity in a sought-after setting.

Guide price £350,000

High Street

Rowhedge, Colchester, CO5



- Chain Free
- Community feel
- Family bathroom and en suite
- 2 Parking Spaces
- Excellent GP within walking distance
- Downstairs WC
- Riverside village location
- 3 Bedrooms

The Property

Upon entering, you're greeted by a generously sized hallway that effortlessly leads into the expansive open-plan living and dining area. Here, double doors open out to the garden, inviting an abundance of natural light and creating a seamless indoor-outdoor connection, perfect for both relaxed family living and entertaining.

The kitchen is well-proportioned, offering ample storage and generous countertop space, ideal for everyday use or culinary occasions. A convenient cloakroom with a WC and basin is also located on the ground floor. Upstairs, you'll find three spacious bedrooms, some of which enjoy views of the nearby river. The principal bedroom is a standout feature, complete with built-in storage and a private en-suite including a shower, basin, and WC. A separate family bathroom with a full-sized bath serves the additional bedrooms, providing comfort and functionality for all.

The Outside

The garden can be accessed from the kitchen, the dining area via sliding doors, and a rear gate, offering both convenience and flow. Predominantly laid to lawn, the outdoor space is enhanced by a selection of shrubs and a patio area, perfect for alfresco dining or quiet relaxation. The property also benefits from two dedicated parking spaces: one directly behind the house and another under cover in a carport, providing both practicality and protection from the elements.

There is also scope to extend the garden by up to 17ft, with approval already granted by the management company, offering the opportunity for additional landscaping, extra recreational space, or an extra parking bay, if desired.

The Area

Rowhedge, with its maritime heritage, riverside beauty, and close-knit community, offers a unique and charming place to call home. Whether you're seeking a tranquil retreat or a welcoming community to be a part of, Rowhedge has much to offer its residents.

Rowhedge offers good transport links to Colchester city centre and the wider region. Regular bus services connect the village to Colchester, making commuting and shopping easily accessible. Families with children are well-served by local schools, including Rowhedge Primary School, which is highly regarded for its commitment to education and community engagement. While Rowhedge retains its small-village charm, essential amenities are readily available. You'll find a local shop, a post office, and several pubs, making daily life convenient without the need to venture far.

Further Information

Tenure - Freehold

Council Tax - Colchester C

Rowhedge Conservation Area

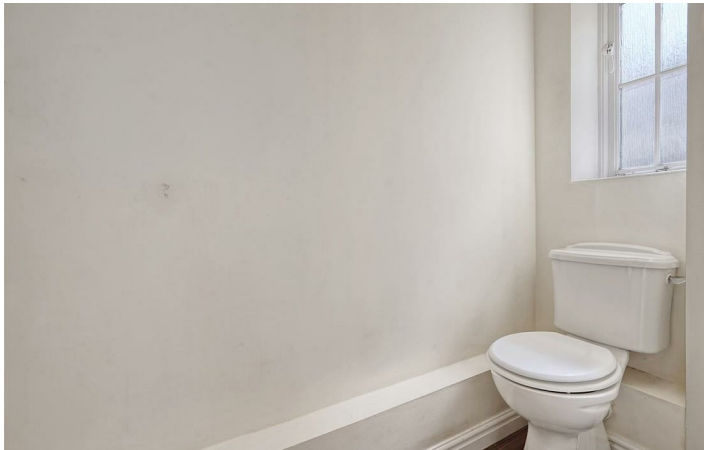
Estate Management Fee - Approx. £160pa

Construction - Brick with cladding

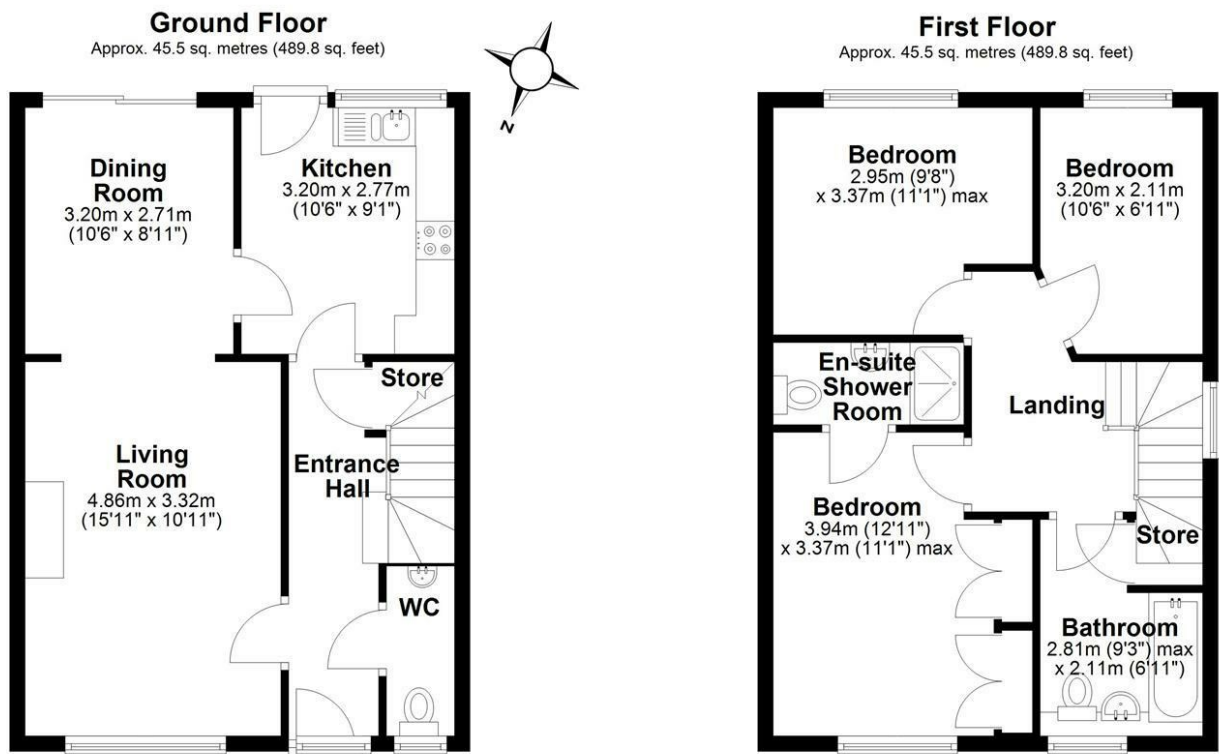
Mains Gas, Electric, Water and Sewerage

Sellers position - Chain Free

Please note: Some images have been digitally staged for illustrative purposes.



Floor Plan



Total area: approx. 91.0 sq. metres (979.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

High Street, Rowhedge

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

