



£375,000

Asking Price

Hillview Close, Rowhedge, Colchester

## ENJOY LIFE IN THIS FRIENDLY RIVERSIDE VILLAGE

Situated in the sought after friendly riverside village of Rowhedge is this modernised three double bedroom semi detached chalet home. Only a short walk to the hub of the village and waterfront and tucked away in a quiet close with uninterrupted views across open fields.

Our vendors have thoroughly enjoyed the convenience and village life that Rowhedge offers, a warm, friendly and diverse community with activities for all ages, and will leave their home looking back with happy memories. Rowhedge facilities include a respected primary school, doctors, village hall, two public houses and a post office/convenience store.

Over the last eight years our vendors have carefully and meticulously turned the original 1950s two bedroom bungalow into the superb modern three bedroom home that it is today.

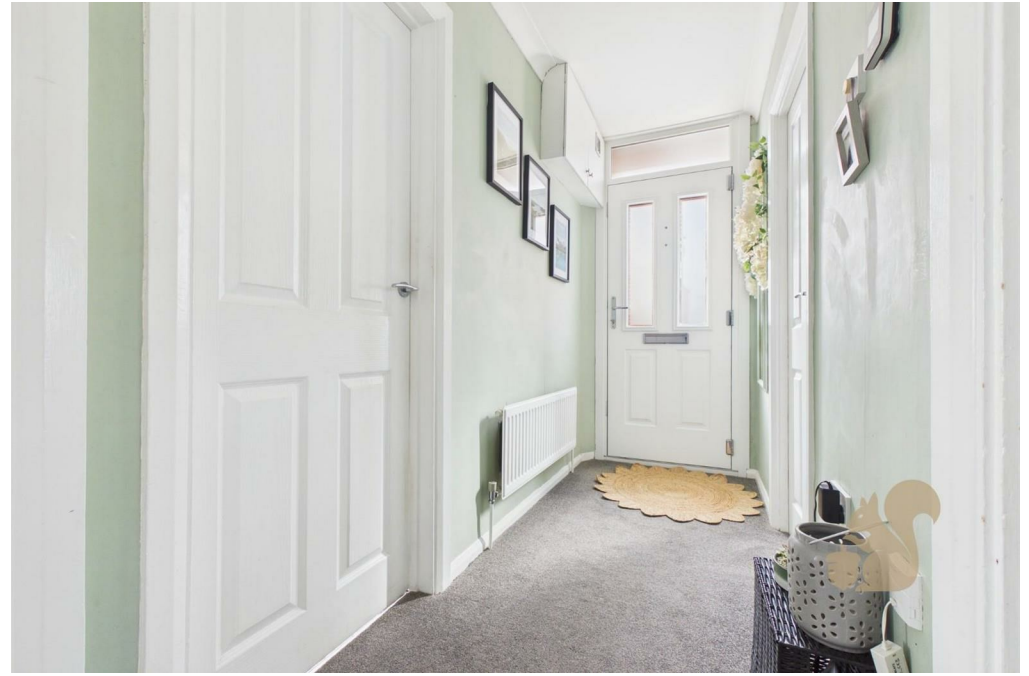
### Lifestyle & Community

Situated on the banks of the River Colne, Rowhedge is a welcoming, dog-friendly community. Lazy days sitting on the river bank enjoying a good book or relaxing with friends at a summer picnic. Most weekends from April to October is the ferry that runs back and forth from Wivenhoe to Rowhedge with a stop at Fingringhoe by request.

Once a thriving shipbuilding hub, now a vibrant mosaic of artists, entrepreneurs, city commuters and lifelong villagers. Here, the pace is unhurried: pick up fresh bread and milk at the local Co-op; swap stories over pints in one of two friendly pubs; or join neighbours at community events ranging from the annual regatta to local book club. With doctors, teachers, accountants, boating enthusiasts, artists, writers and some City commuters all calling Rowhedge home, the village buzzes with creativity and camaraderie—yet retains the comforting hush of a close-knit community where few ever dream of moving away.







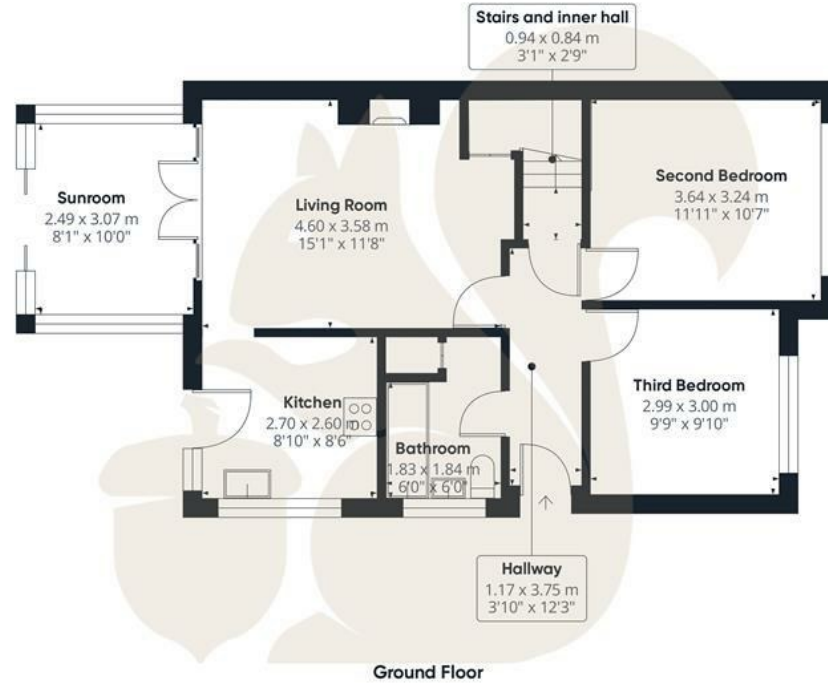






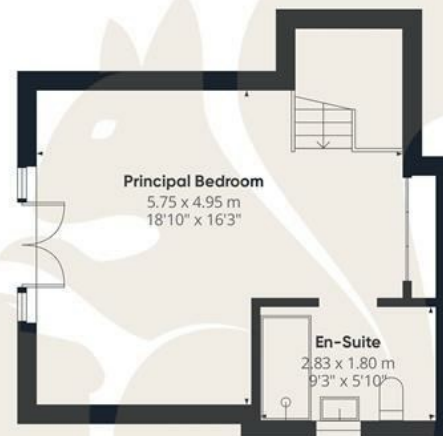






**GLA<sup>(1)</sup>**  
104.26 m<sup>2</sup>  
1122.19 ft<sup>2</sup>

**Total**  
104.26 m<sup>2</sup>  
1122.19 ft<sup>2</sup>



(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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