



DAVID
BURR

High Street
Rowhedge, Colchester

21 High Street, Rowhedge, Colchester, Essex, CO5 7ES

A charming Grade II Listed four bedroom semi detached period home which offers an abundance of character and original features, complemented by scenic views across the River Colne with a delightful garden to the front and rear aspect. Located in the desirable area of Rowhedge, a stunning village on the outskirts of Colchester.

The ground floor features a spacious Lounge, dining room, built ideal for both everyday living and entertaining, alongside a well equipped modern kitchen and adjoining utility room with a striking galleried balcony overlooking the kitchen . The property is further enhanced with principle bedroom with ensuite, three further bedrooms and family bathroom. To the rear, the property opens onto beautifully established, mature gardens, creating a peaceful and private setting that is perfect for outdoor enjoyment. A particular feature of the property is the detached studio/home office, providing excellent space for those working from home.

Occupying a prominent position within the heart of the village, the property benefits from a range of everyday amenities, independent shops, cafés and public houses within easy walking distance.

The surrounding countryside offers an abundance of scenic walks, including riverside footpaths and open green spaces, making the location particularly appealing for those who enjoy an active outdoor lifestyle.

- **Charming Grade II Listed semi-detached period home**
- **Wealth of original character features throughout**
- **Delightful views overlooking the River Colne**
- **Spacious lounge with separate dining room**
- **Modern fitted kitchen with adjoining utility room**
- **Beautifully established and mature front and rear gardens**
- **Detached studio/home office offering excellent versatility**
- **Private driveway with off-road parking to the rear**
- **Peaceful yet central village setting**
- **Within walking distance of local shops, cafés and village amenities**
- **Excellent access to riverside walks and surrounding countryside**
- **Convenient road and rail links for commuting**
- **Close to well-regarded schools and recreational facilities**



With its peaceful village setting, the property is exceptionally well placed for commuters, with convenient access to nearby market towns, excellent road links and mainline railway stations providing connections to London and the wider region.

Highly regarded schools, recreational facilities and a strong sense of community further enhance the appeal of this desirable location, making it an excellent choice for families, professionals and those seeking a balance between countryside living and everyday convenience.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

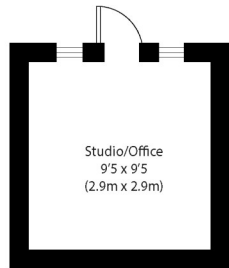
WHAT3WORDS: pushes.cowboy.nests

LOCAL AUTHORITY: Colchester Borough Council . **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

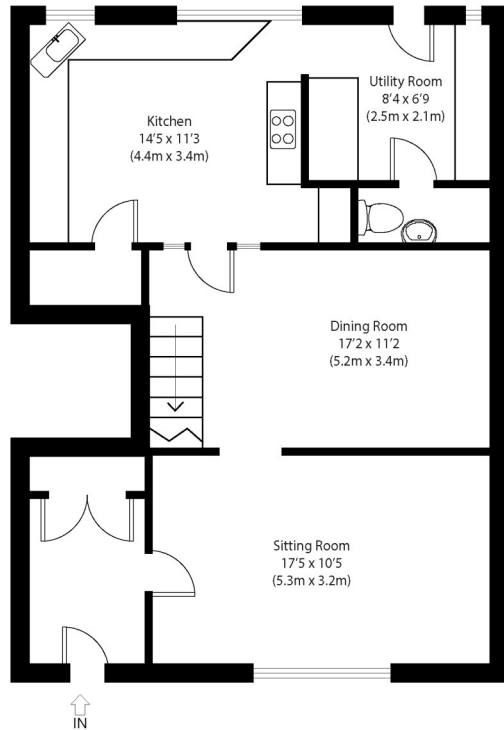
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

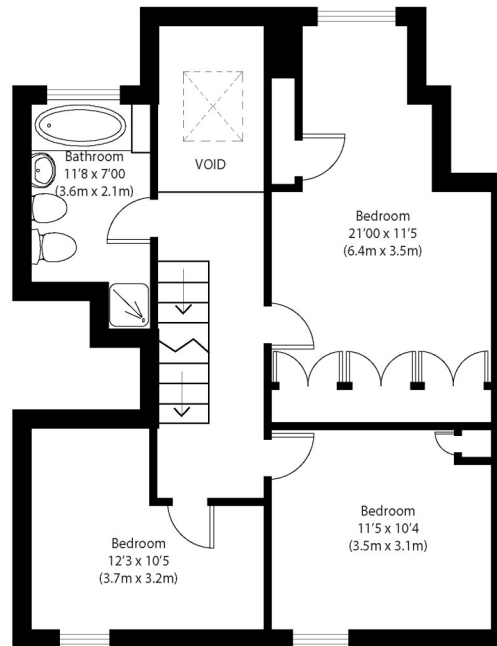


Approximate Gross Internal Area
Main House 1770 sq ft (164 sq m)
Outbuilding 90 sq ft (8 sq m)
Total 1860 sq ft (173 sq m)

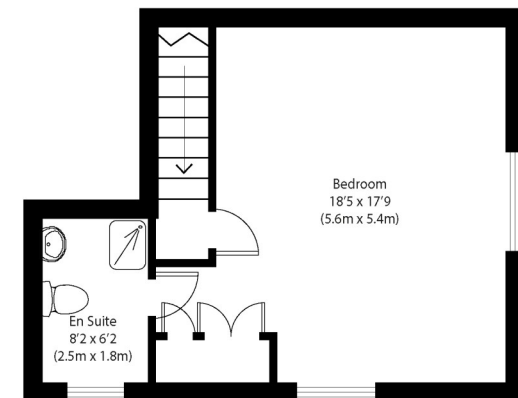
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor



Second Floor

