



## 5 bedroom Town House located in Rowhedge.

Guide Price  
£400,000 - £435,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Rowhedge Wharf Road Rowhedge Colchester CO5 7DX

## FULL DESCRIPTION

\*\*\*GUIDE PRICE £400,000 TO £435,000\*\*\*

John Alexander is proud to present an enchanting four/five-bedroom property that beautifully embodies the essence of coastal living. Nestled in the quaint village of Rowhedge, this stunning property offers a perfect balance of modern and sleek finishes and timeless charm, making it an irresistible home for families and those seeking a peaceful retreat.

Upon entering the ground floor, you are greeted by a grand entrance hall that sets the tone for the rest of the home. This level boasts a magnificent open plan kitchen-diner that serves as the heart of the residence, complete with state-of-the-art integrated appliances and luxurious granite work surfaces that elevate the culinary experience. The dining area seamlessly blends with a well-proportioned reception area, creating an ideal setting for both formal entertaining and relaxed family gatherings. Large French doors in the reception area flood the space with natural light and provide direct access to an impressive and meticulously landscaped garden, perfect for outdoor activities and alfresco dining.

The first floor is dedicated to the luxurious master suite and additional well-appointed bedrooms. The master suite is truly a standout feature, this elegant space includes a dedicated dressing area equipped with mirror-front wardrobes, offering ample storage space, and built-in cabinetry for additional convenience. The master suite is further enhanced by a fully tiled en-suite shower room, providing a private and impeccably finished sanctuary.

Also located on this floor are two generously sized additional bedrooms, each thoughtfully designed to accommodate a variety of needs. Serving these rooms is a separate, well-designed family bathroom, ensuring comfort and privacy for all family members and guests. This bathroom is finished to a high standard, providing a relaxing and functional space.

The second floor of this home provides additional flexible living space, featuring another well-proportioned double bedroom that offers comfort and privacy. Accompanying this bedroom is a versatile room that can be utilized as a study, playroom, or home office, catering to the diverse needs of a modern family. This added flexibility ensures that the home can adapt to suit the unique lifestyle demands and preferences of its occupants.

The exterior of this property is equally impressive, boasting a meticulously manicured and landscaped garden completed to the highest standards. This private and enclosed rear garden is predominantly laid to lawn, offering a tranquil and expansive green space. A substantial patio area is also featured, complete with a pergola, creating an ideal spot for seating and entertaining guests.

For added convenience, secure side access leads to a private carport, providing secure off-road parking behind classic timber picket double gates. Additionally, ample guest parking is available both on the road and in a designated guest parking area, ensuring hassle-free accessibility for visitors.



5



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3



D



EPC

B





## GROUND FLOOR

Kitchen 10' 1" x 13' 4" (3.07m x 4.06m)

Downstairs cloakroom

Living room/Diner 13' 3" x 13' 5" (4.04m x 4.09m approx.)

## FIRST FLOOR

First floor landing

Master bedroom 13' 1" x 9' 3" (3.99m x 2.82m)

Dressing Room 4' 3" x 9' 0" (1.30m x 2.74m)

En-suite

Bedroom Two 11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom Four 7' 2" x 9' 7" (2.18m x 2.92m)

## SECOND FLOOR

Bedroom Three 10' 9" x 12' 1" (3.28m x 3.68m)

Study/Playroom 7' 0" x 9' 0" (2.13m x 2.74m)

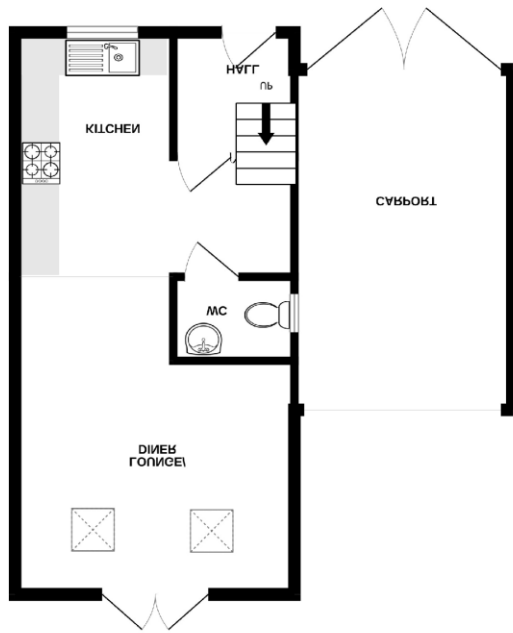
## THE LOCATION

The property is situated in the quaint village of Rowhedge, nestled along the picturesque banks of the River Colne in Essex. This location boasts a charming blend of riverside tranquillity and community spirit, making it an ideal spot for those who appreciate nature and local culture.

Rowhedge itself features a small selection of local shops, cafes, and pubs, contributing to its friendly, village-like atmosphere. Its proximity to Colchester enhances the appeal

# FLOORPLAN

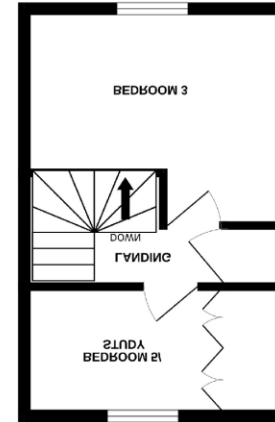
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the purchaser should not rely on it as a statement of fact. The purchaser should verify the accuracy of the floorplan by visiting the property in person. The purchaser should also verify the accuracy of the floorplan by visiting the property in person. The purchaser should also verify the accuracy of the floorplan by visiting the property in person.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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