



DAVID
BURR

Rosewood House
Fingringhoe, Essex

Rosewood House, Ferry Road, Fingringhoe, CO5 7BX

Enviably positioned along a quiet no-through lane in the highly regarded North Essex village of Fingringhoe, Rosewood House is an exceptional five-bedroom detached residence enjoying one of the area's most picturesque and private settings. Surrounded by protected land owned by the Essex Wildlife Trust and lying close to the Roman River Nature Reserve, the property benefits from remarkable tranquillity, natural beauty and a strong sense of seclusion.

The property has undergone a comprehensive programme of extension, adaptation and enhancement during the current owners' tenure, resulting in a thoughtfully designed family home of considerable quality and versatility. Approached via double electric gates, a shingle driveway provides generous off-road parking for four to five vehicles and leads to the main entrance. Internally, the accommodation is arranged over three floors and is introduced by an inviting entrance hall featuring Karndean flooring and a bespoke staircase with glass panelling and an oak balustrade, immediately establishing the high standard of finish found throughout.

The reception accommodation is centred around a superb triple-aspect sitting room, where an impressive inglenook fireplace with recessed wood-burning stove forms a striking focal point. Double doors open onto a side terrace, creating an excellent space for entertaining or relaxed family living. Replacement UPVC windows have been installed throughout as part of the ongoing improvement programme.

A centrally positioned dining room enjoys views over the garden and features double doors opening onto the terrace, a decorative picture rail and a convenient serving hatch connecting to the kitchen. The kitchen/breakfast room is a particularly impressive space, fitted with a central island, oak work surfaces and a range of gloss fronted units complemented by an extensive suite of integrated Neff appliances. A rear bay window overlooks the garden, while an adjacent utility room, also finished with gloss fronted units provides additional storage and includes a stable door opening to the outside. The ground floor further benefits from a versatile playroom and a high-specification fitted cloakroom.

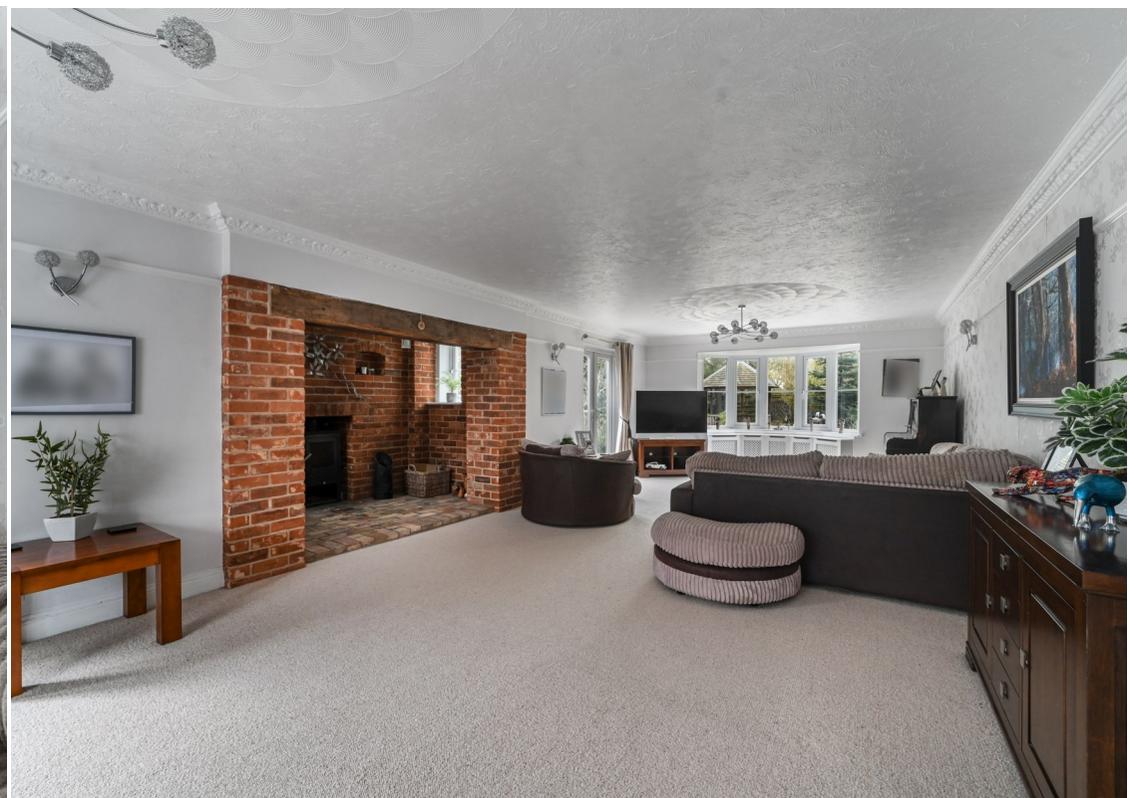
The first floor provides four well proportioned double bedrooms arranged around a generous landing, two of which benefit from en-suite facilities, alongside a stylish family bathroom featuring a separately screened shower enclosure. The second floor has been thoughtfully converted to create a generous study or fifth bedroom, offering a quiet and productive working environment with substantial eaves storage.

Outside, the property is complemented by a detached double garage incorporating a music room, there is also a workshop and gym, together with a and additional storage. The south-east facing rear gardens are beautifully screened and enjoy a high degree of privacy, bordered by privately owned land. The gardens include a vegetable plot, established borders, a garden pond and several seating areas, providing an idyllic setting for outdoor enjoyment throughout the year.

Rosewood House represents a rare opportunity to acquire a substantial and beautifully appointed family home in an exceptional natural setting, combining refined accommodation with a peaceful and highly desirable village location.

- Exceptional spacious five bedroom detached family residence
- Quiet position along a no-through lane in Fingringhoe within easy walk to the river
- Surrounded by protected Essex Wildlife Trust land
- Close proximity to the Roman River Nature Reserve and local walks
- Spacious accommodation arranged over three floors with a modern style
- 6kw solar array and battery storage

- High quality kitchen/breakfast room with central island and integrated Neff appliances
- Four first floor double bedrooms, two with en-suite facilities
- Second floor study or fifth bedroom with extensive eaves storage
- Detached double garage with workshop, gym and music room
- Beautifully screened south-east facing gardens with pond and vegetable plot
- EV Charger





Fingringhoe is widely regarded as one of North Essex's most attractive riverside villages, positioned on the banks of the Roman River and surrounded by protected countryside. The village is particularly noted for its proximity to the Fingringhoe Wick Nature Discovery Park, managed by the Essex Wildlife Trust, which offers extensive walking trails, birdwatching and wildlife habitats. Despite its tranquil setting, the village remains within convenient reach of the historic city of Colchester, providing a wide range of shopping, leisure and educational facilities.

For commuters, Colchester offers direct rail services to London Liverpool Street, making the location particularly appealing for those seeking a rural lifestyle without sacrificing connectivity. The surrounding area also offers a number of well-regarded schools, sailing facilities along the River Colne and numerous countryside walks, all contributing to Fingringhoe's reputation as one of the region's most desirable village locations.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. Solar array and 6kw battery storage.

NOTE: None of these services have been tested by the agent.

EPC RATING: C

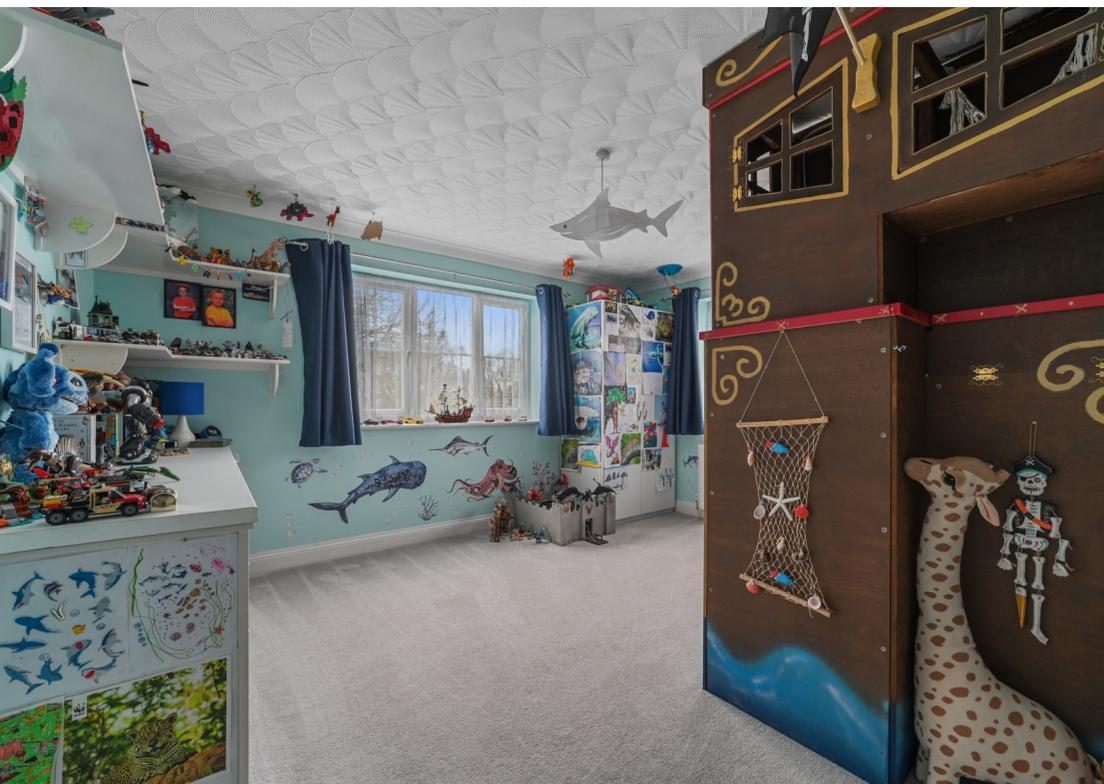
WHAT3WORDS: dent.dare.urgent

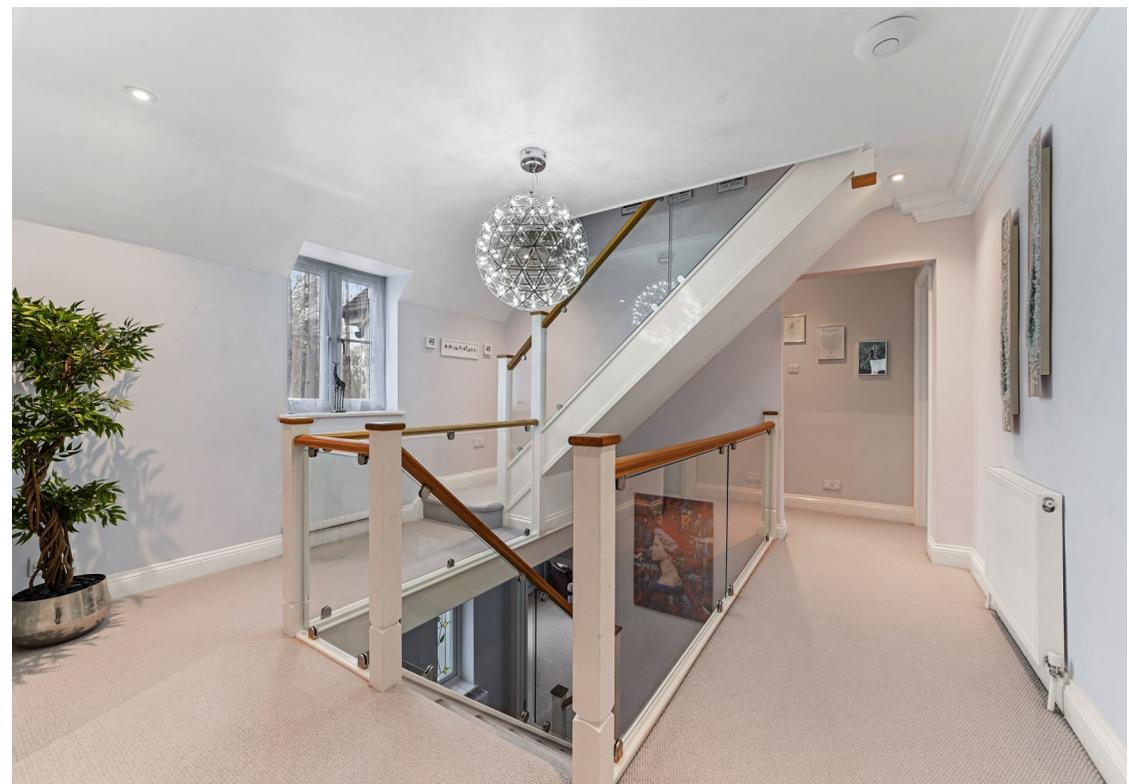
LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester, CO3 3WG (01206 282222). **BAND:** G

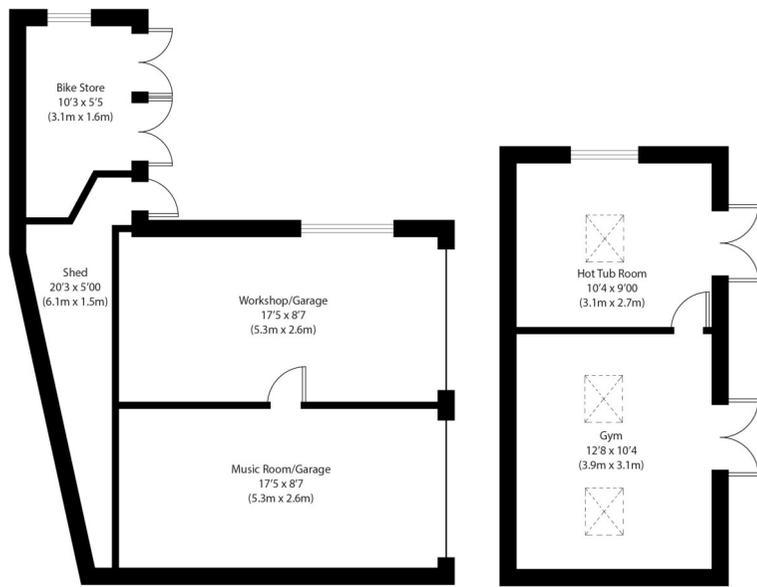
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

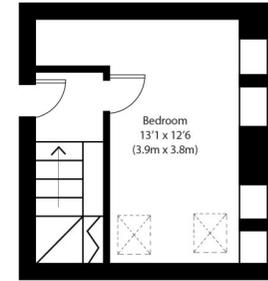




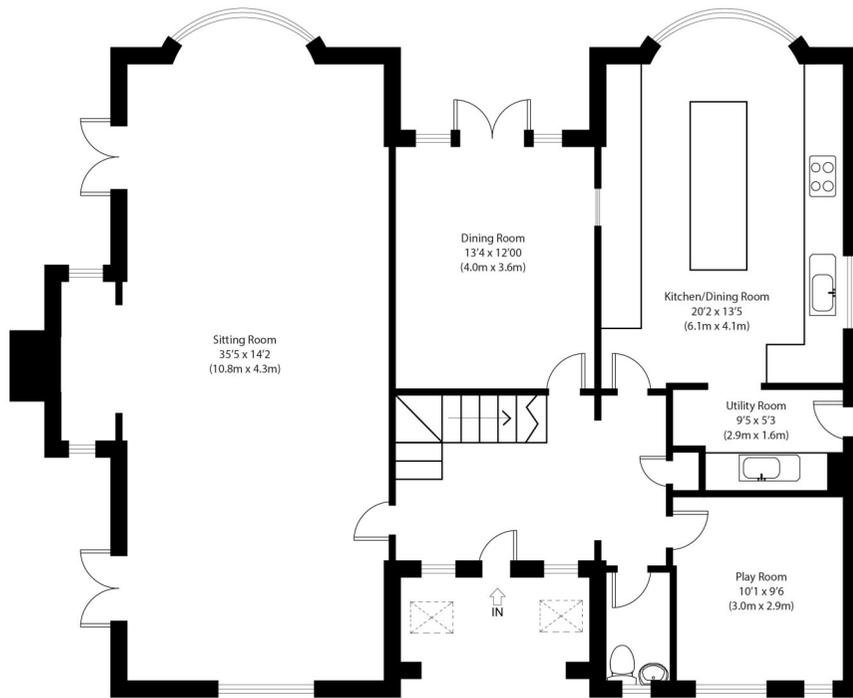


Approximate Gross Internal Area
 Main House 2800 sq ft (260 sq m)
 Outbuildings 630 sq ft (59 sq m)
 Total 3430 sq ft (319 sq m)

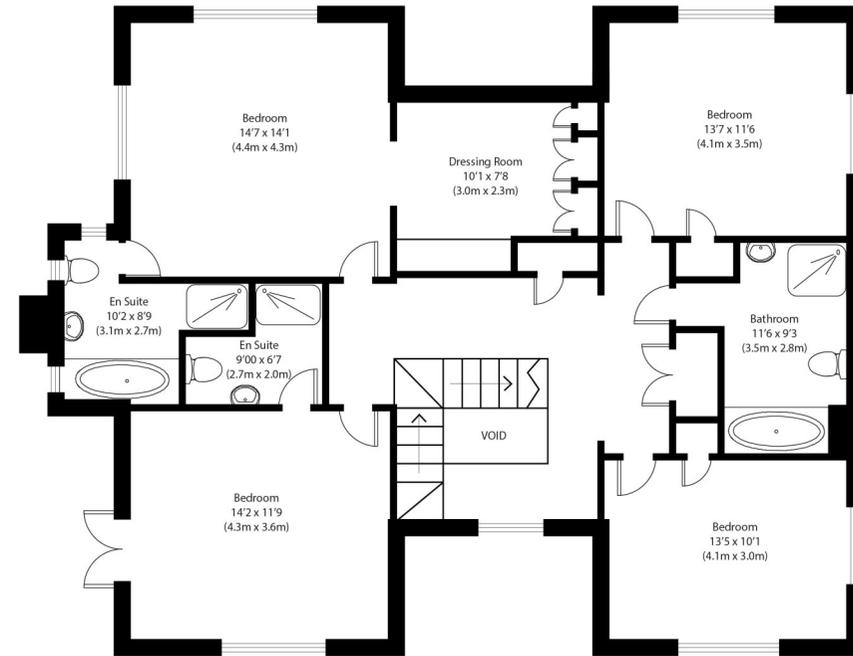
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Second Floor



Ground Floor



First Floor

