

# PerryBishop

PROPERTY MADE PERSONAL



**White Nancy**, The Hithe, Rodborough Common, Stroud, Gloucestershire, GL5 5BW



# White Nancy,

The Hithe, Rodborough Common, Stroud, Gloucestershire, GL5 5BW

## Key Features



3  
Bedrooms



2  
Bathrooms



3  
Receptions

- Detached House
- Three Bedrooms
- Spacious sitting room
- Light and airy conservatory
- Modern kitchen
- Garage and off road parking for several cars
- Beautifully maintained large garden
- EPC: D

## About the property

Introducing this charming modern detached house, boasting three bedrooms and a peaceful neighbourhood setting.

Step inside to discover a comfortable and homely atmosphere, perfect for creating lasting memories. The spacious layout offers ample room for relaxation and entertaining, with a patio area ideal for al fresco dining.

The property also benefits from a garage, providing convenient parking and storage solutions.

Located in a sought-after area, this cosy home provides a tranquil retreat from the hustle and bustle of daily life.

Don't miss the opportunity to make this property your own and enjoy the lifestyle it has to offer.

Contact us today to arrange a viewing and experience the warmth and comfort of this delightful home.

## Amenities

Situated within a designated area of outstanding natural beauty, Rodborough is located directly south of the town of Stroud. Rodborough & Minchinhampton Commons are on the doorstep, which cover over 600 acres of National Trust land, creating an area popular for walking, riding and golf. The village of Amberley is a most sought-after area with a highly regarded primary school.

There is also a church and parish hall where village events are held as well as a hotel and The Black Horse public house, renowned for its stunning views across and down the valleys. The surrounding villages offer some well regarded private and public-sector schools including a Steiner school. Across the Common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The area has excellent schools including a boys and girls grammar school in Stroud and local private schools include Beaudesert and Wycliffe. There is a regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.





**Directions**

From our office in Nailsworth take the third exit onto George street continuing onto The ladder and follow this until you reach the crossroads at the junction of Cirencester road and turn left. Follow this road and take the turning into Butterow Hill. The Hithe can then be found shortly on the left.

**Services & Tenure**

The tenure is Freehold.

**Local Authority**

Stroud District Council

Council Tax Band: G

**Our reference**

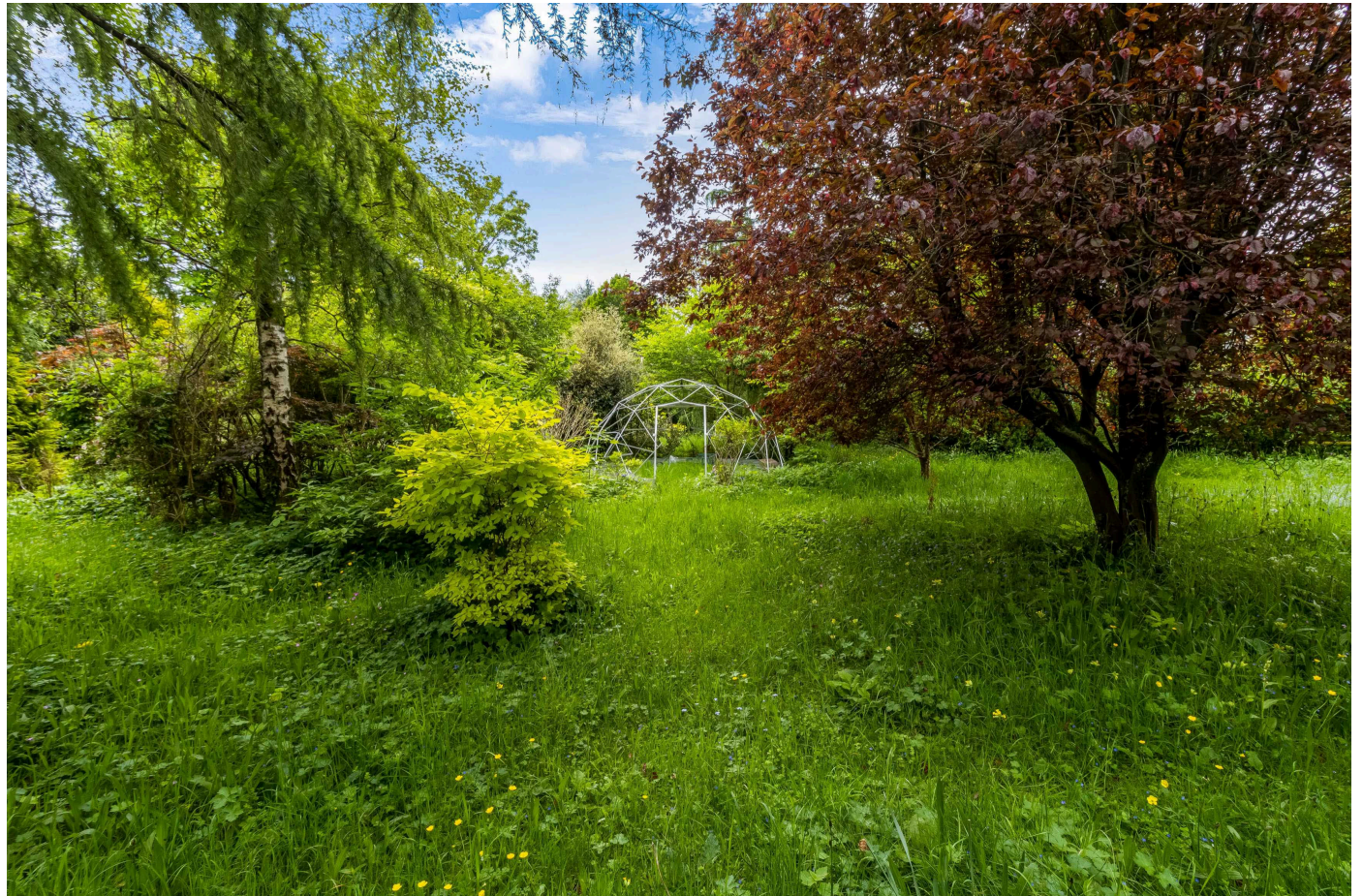
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**We'd love to hear from you**

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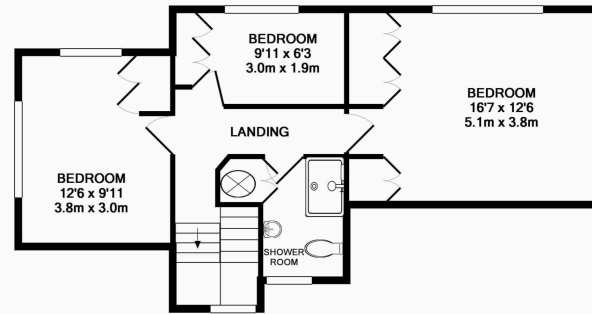




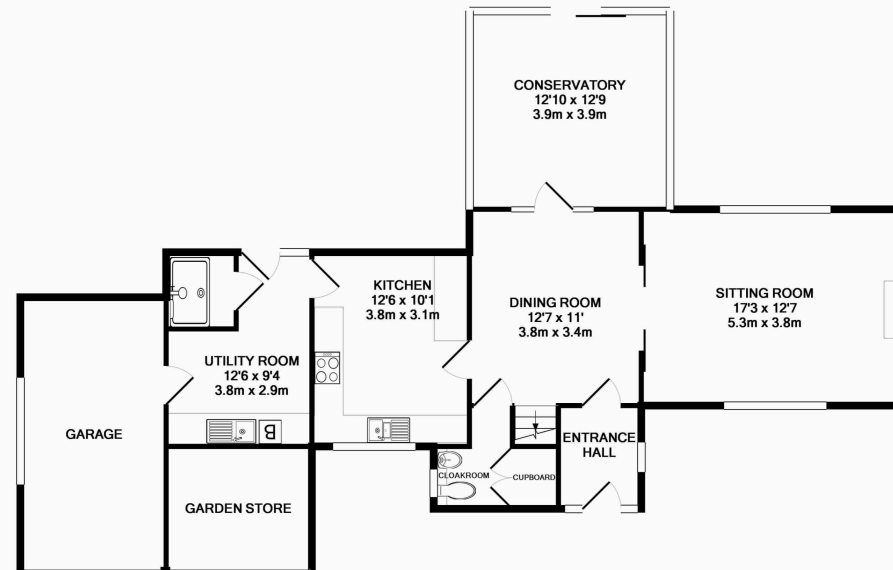








1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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