

Shepherds Well,

Rodborough Common, Stroud, Gloucestershire, GL5 5DD

Perry Bishop



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5 Bedrooms



3 Bathrooms



3 Receptions

Key Features

- Detached family home with views
- Five bedrooms
- Immaculately presented
- Flexible living accommodation
- Garden
- Conservatory
- Double Garage and driveway
- EPC-C

Located in the most sought-after area of Rodborough Common stands this impressive five-bedroom detached residence offering flexible living accommodation, with a double garage, plenty of parking, and a garden.

Entering through a pitched roof porch which incorporates a boot /coatroom, there is a spacious hall with a cloakroom leading off. The sitting room has a dual aspect, is of a lovely size, and enjoys a feature fireplace with a wood burner.

Leading on through double doors there is a good size dining room that opens out into a spacious conservatory that takes in lovely views of the garden.

The kitchen/breakfast room enjoys plenty of built-in units and a good size utility leading off.

Also on the ground floor, there is a separate study/playroom. Access into the double garage is through the utility room with a family room/gym leading off.

On the first floor, there are five double bedrooms all with views looking out and the master benefitting from its own beautifully presented bathroom with a separate shower. The second bedroom has its own en-suite bathroom.

The family bathroom is immaculately presented and also benefits from a separate shower and a whirlpool bath

To the outside, there is plenty of parking and a double garage. To the rear, there is a lovely landscaped garden enjoying plenty of paved patio areas and a raised decked area. There is also a secure hard standing suitable for a caravan or boat.

What our vendors say:

"Excellent large, flexible family home in lovely surroundings and good access to all local services."

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 parish has two primary schools, highly regarded state and independent schools close by, several public houses, a large hotel and a community hall. It has various clubs and societies including a football club, a Scout group and a mother and toddler network.

Neighbouring Amberley also provides a good range of village amenities with a church, primary school, hotel and village inn, with further facilities at the nearby market towns of Minchinhampton, Nailsworth and Stroud. For children there are several playgrounds in Rodborough and the community hall hosts a youth club every Friday night with many other activities held there. There is a regular bus service over the common and a main line railway station at Stroud brings London within 90 minutes travelling time. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

Directions

From our Nailsworth office, turn right at the mini roundabout and travel over Minchinhampton Common. At the Tom Long's Post junction, turn left onto Cirencester Road towards Stroud. After a small distance turn right into Shepherds Well before The Bear Hotel where the property can be found on the right-hand side.

Services & Tenure

The Tenure is freehold. Mains electricity, gas water and drainage are provided. High speed broadband is available.

Local Authority

Stroud District Council

Ref: STRVAL/SW/KW/04022022





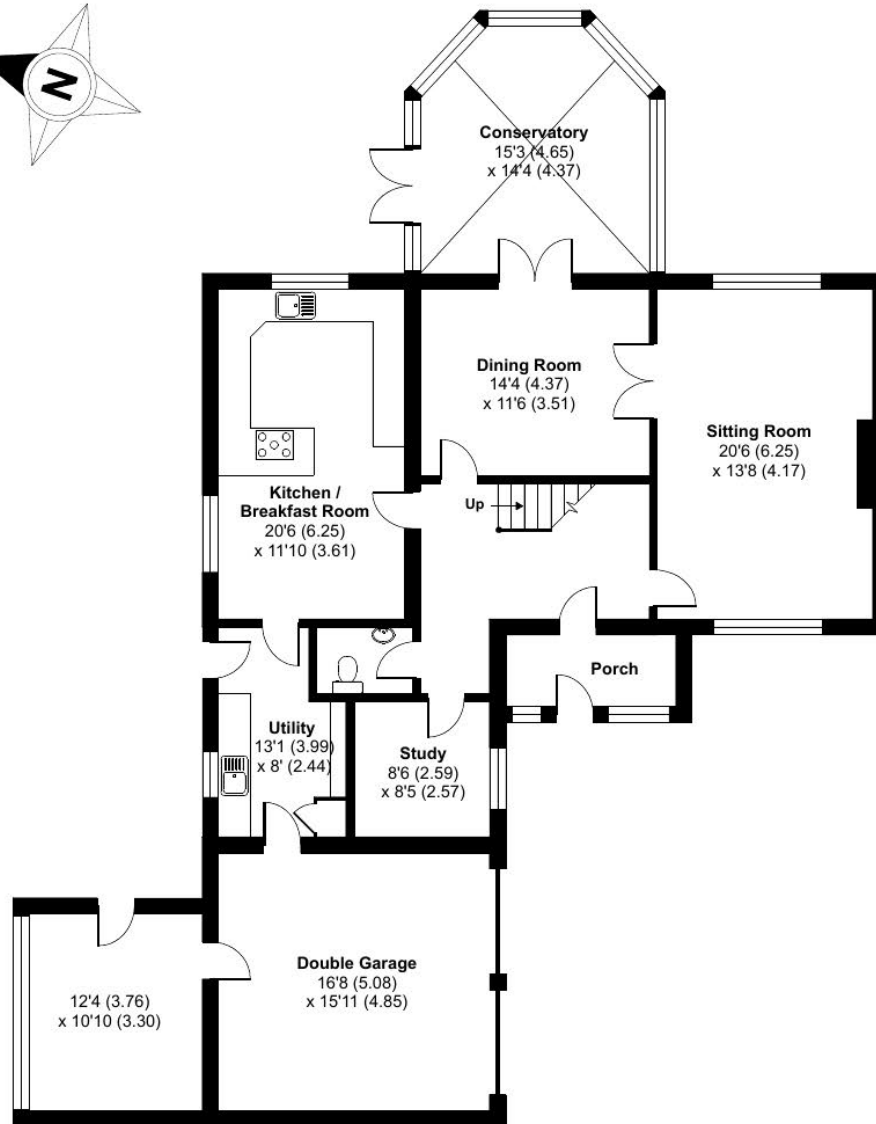
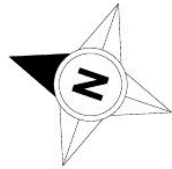




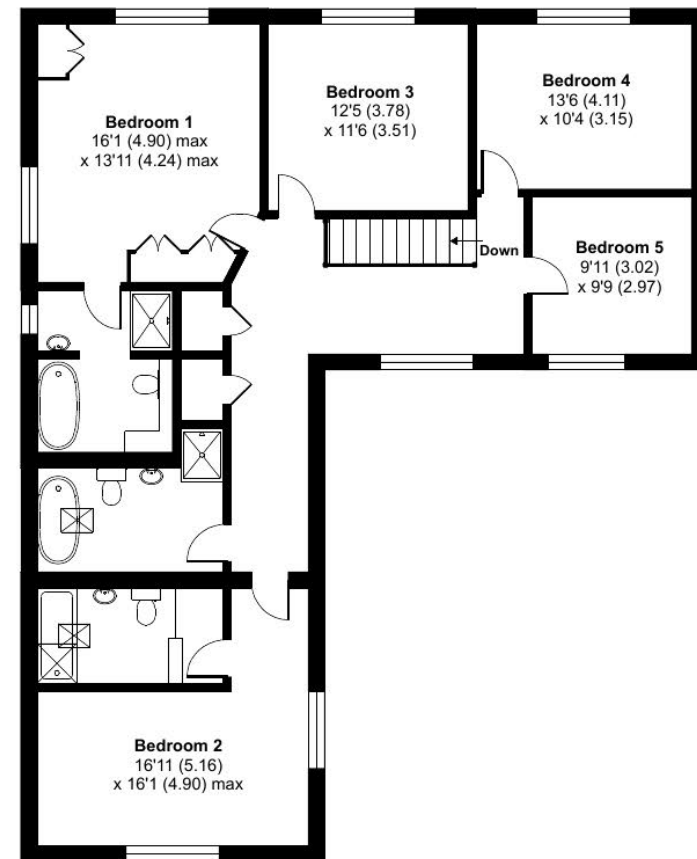
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Approximate Area = 3171 sq ft / 294.5 sq m (includes double garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2022. Produced for Perry Bishop & Chambers. REF: 806881





4 The Old George
Fountain Street
Nailsworth
Gloucestershire
GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk

perrybishop.co.uk

Perry Bishop

Chippenham Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Swindon Tetbury

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