

## Church Place, Rodborough, Stroud, Gloucestershire GL5 3NF



Sought after location • Character features • Grade II Listed • Beautifully landscaped garden • Fruit trees • Far reaching views • Close to amenities • EPC D

# Church Place,

Rodborough, Stroud, Gloucestershire GL5 3NF

## Key Features



4  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

Situated in a desirable town, this period semi-detached Grade II Listed house boasts 4 bedrooms, making it an ideal family home. The property exudes charm and character, with a clean and well-maintained interior that offers a comfortable and cosy living space. The house is conveniently located in a peaceful and secure neighbourhood, providing a quiet retreat from the hustle and bustle of daily life. The property features a lovely garden and patio area, perfect for enjoying outdoor relaxation and entertaining guests. With its homely atmosphere and convenient amenities, this house offers a wonderful opportunity for those seeking a quality lifestyle in a sought-after location. Don't miss out on the chance to make this charming property your own.

Please note: One part of roof has spray loft insulation ~ renewed part of its roof last year and was not as bad as expected to remove. Circa 1980's when first on.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

Built on a hill, Rodborough is located near Rodborough Common, a public recreation area popular with walkers. The parish has two primary schools, several public houses, a large hotel called The Bear of Rodborough Hotel and a community hall. It is home to the historic Winstones Ice Cream Factory. It has a large and active Christian community who attend the Church of England parish church of St. Mary Magdalene or Rodborough Tabernacle United Reformed Church, and its various clubs and societies.

## Directions

From the office, proceed out of town on the London road, passing Waitrose on your right to the island turning right, taking the second exit onto Dr Newton's Way to the bottom to the island and

take first exit onto Bath Road. Follow the Bath road a short distance and you will see Rodborough Hill on your left hand side. Turn up the hill and continue until you reach The Prince Albert Inn pub on your right hand side. Turn right onto Walkley Hill, follow the road down for a short distance, then there is a turning on the right hand side, Church Place and the property is on the left.

What3Words /// presuming.exhales.travels

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

## Local Authority

Stroud District Council.

Council Tax Band F.

## Our reference

NAI/SM/CDH/07082025

## We'd love to hear from you

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## *what the owner said*

"The house is incredibly private, with the walled garden feel yet views over to Rodborough Common and to Selsley Common and the River Severn. South facing with incredible sunsets over the river. The soil has been cultivated organically for 20 years and has incredible depth - in cultivation for nearly 300 years. The house is incredibly spacious - rooms big and ceilings a good height. It is close to good schools/Stroud/the railway in a very old and secluded area of Old Rodborough, it is a real offering - only sold twice in its history. There is a nice breeze on a hot day sat on the hill with nothing in front of it. Internally repairs have been done with traditional materials where possible - lime plasters, clap paints, etc. and decorated simply, mindful of the history. Sheep wool insulation used throughout. The wall containing the gate is part of the listing, having the half circle that was once the well for Church Place. A mature apricot and peach tree plus stepover apples, a kiwi and raspberry and a loganberry are just part of the rich pickings in the garden. Rooms big, hallway wide, north facing pantry, back kitchen and the best early Victorian long drop 'thunderbox' toilet outside with views to Selsley that you ever saw."















# Church Place, Rodborough, Stroud, GL5

Approximate Area = 1702 sq ft / 158.1 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Outbuildings = 47 sq ft / 4.3 sq m

Total = 1827 sq ft / 169.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Perry Bishop. REF: 1326775



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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.

Gloucestershire • Oxfordshire • Wiltshire

