

Houndscroft, Rodborough, Stroud, Gloucestershire GL5 5DF



Sought after location • Currently rented out as a Airbnb • Contemporary finishes • Parking •  
Plenty of light • Outside store • Decked seating area • Area of Outstanding Natural Beauty • EPC  
D

# Houndscroft, Rodborough, Stroud, Gloucestershire GL5 5DF

## Key Features



2  
Bedrooms



3  
Bathrooms



2  
Receptions

## About the property

Located in the sought-after neighbourhood of Rodborough, this modern detached house boasts two bedrooms and offers a perfect blend of style and functionality. The property exudes charm and character, with a bright and airy interior that is both clean and comfortable. The spacious living area is perfect for entertaining guests or relaxing after a long day, while the modern kitchen is equipped with all the necessary amenities.

Outside, the property features a delightful patio area where you can enjoy al fresco dining or simply unwind in the fresh air. Off-street parking is also available for added convenience. With scenic views and easy access to local amenities, this property offers a truly desirable living experience in a prime location.

Additional Information: The property is situated in an Area of Outstanding Natural Beauty surrounded by Commons where wildlife is abundant and cattle and horses roam freely. Ideally located, it offers easy access to a range of local attractions and is in close proximity to Nailsworth and Stroud. Beaudesert School is less than five minutes away and is easily accessible on foot across the Commons.

Currently operated as a business, the property is only rented out on weekends due to the owners' other commitments. As a result, it is not being used to its full potential. With dedicated management and investment, the property presents a significant opportunity to be developed into a thriving full-time enterprise.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

## 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

Situated within a designated area of outstanding natural beauty, Rodborough is located directly south of the town of Stroud. Rodborough and 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. The main line railway station at Stroud brings London within 90 minutes travelling time and 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 left just before The Bear and the property can be found on the left hand side.

What3Words /// firewall.damp.scream

## Services & Tenure

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

## Local Authority

Stroud District Council.

Council Tax Band D

## Our reference

NAI/SM/CDH/18082025

## We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)

*what the owner said*

We love the history of the house, it is old but now new. It's surrounded by beautiful scenic walks. It is like being on holiday all the time.

















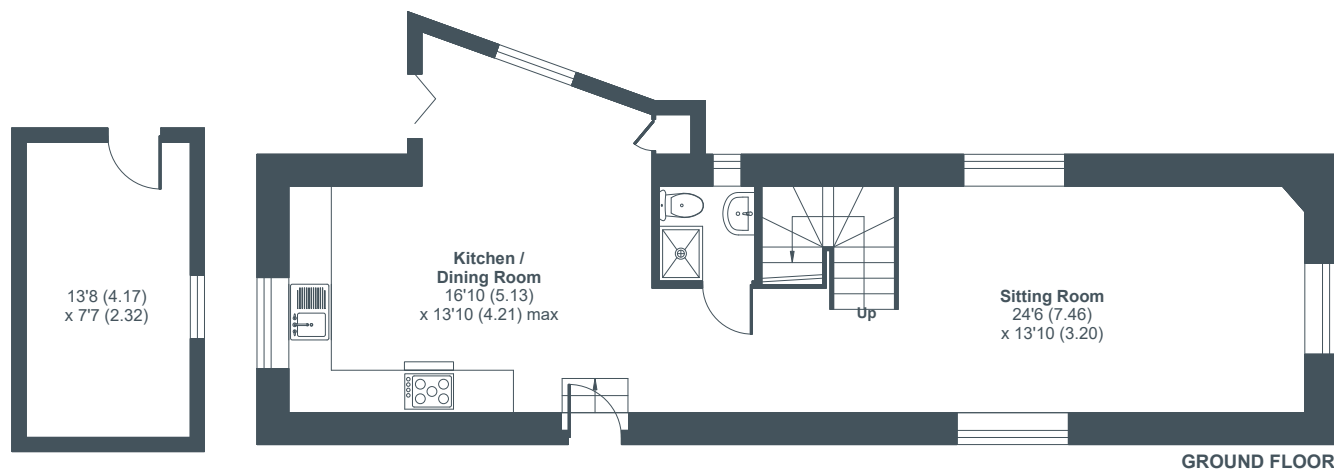
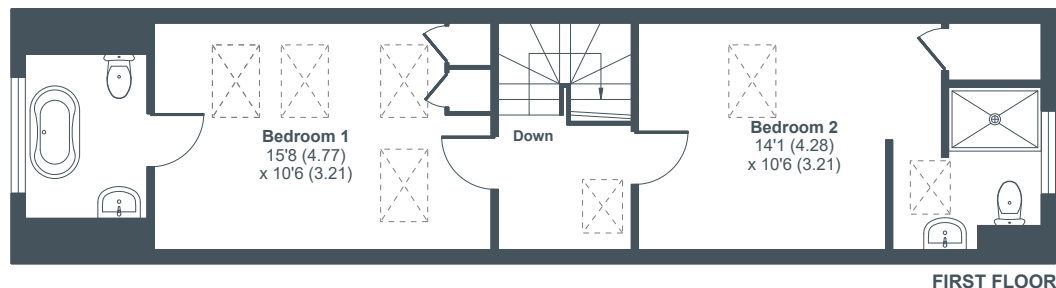
## Houndscroft, Rodborough, Stroud, GL5

Approximate Area = 1023 sq ft / 95 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2025. Produced for Perry Bishop. REF: 1339632



4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)

[perrybishop.co.uk](https://perrybishop.co.uk)

**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

