

Dak House, Rodborough Hill, Stroud, Gloucestershire, GL5 3RZ



Sought after location • Walking distance to Primary School • Close to amenities • Spacious living accommodation • Outside store • Parking • Patio • EPC D

Dak House,

Rodborough Hill, Stroud, Gloucestershire, GL5 3RZ

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

We are delighted to present this well-presented semi-detached house, boasting a desirable location and a wealth of features. This property offers four bedrooms, providing ample space for a growing family or those seeking extra room for guests and is within easy walking distance to the local primary school and amenities.

The property benefits from a patio area, perfect for enjoying al fresco dining or simply relaxing in the sunshine. Additionally, off-street parking ensures convenience for residents and visitors alike. An outbuilding provides additional storage or can be utilized as a workspace, catering to a variety of needs.

Situated in a sought-after area, this property benefits from excellent transport links, schools, and amenities within close proximity. With its stylish design and convenient features, this modern semi-detached house presents an ideal opportunity for those seeking a comfortable and well-appointed home. Don't miss out on the chance to make this property your own - schedule a viewing today!

Amenities

The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts as well as its weekly Farmers Market; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beadesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol 45 minutes by car.

Directions

What3Words: ///audible.emphasis.nuzzling

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/22012024

We'd love to hear from you

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

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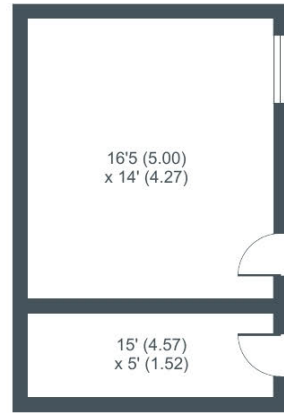




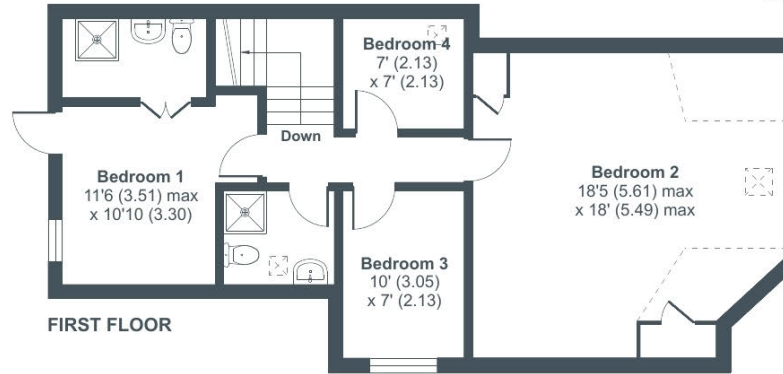
Rodborough Hill, Stroud, Gloucestershire, GL5

Approximate Area = 1800 sq ft / 167.2 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Outbuildings = 311 sq ft / 28.8 sq m
 Total = 2172 sq ft / 201.6 sq m

For identification only - Not to scale

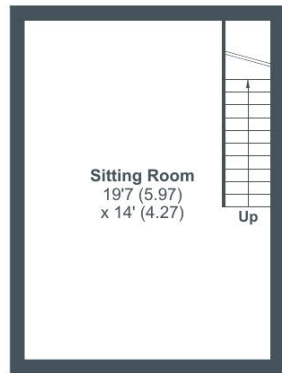


OUTBUILDING 1 / 2

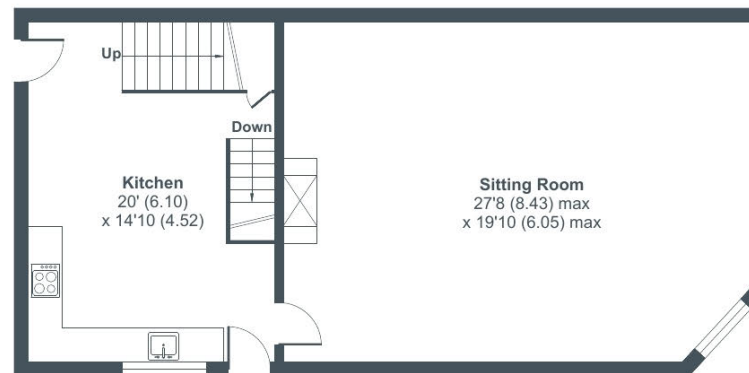


FIRST FLOOR

Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Perry Bishop. REF: 1073616



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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.

