

PerryBishop

PROPERTY MADE PERSONAL



Highfields, 1 Bownham Park, Rodborough Common, Stroud, Gloucestershire, GL5 5BY

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Rodborough Common, Stroud, Gloucestershire, GL5 5BY

Key Features



4
Bedrooms



2
Bathrooms



3
Receptions

- Sought after location
- Flexible living accommodation
- Walking distance to The Common
- Move Ready Scheme - Move Quickly
- Double car port
- Contemporary living
- No onward chain
- EPC: D

About the property

This modern detached four bedroom house offers a blend of charm and sophistication in a peaceful residential area.

The property boasts a clean and well-maintained interior, providing a comfortable and homely atmosphere for its residents.

The spacious layout includes a stylish living room, a fully equipped kitchen, and four bright bedrooms, offering ample space for a growing family or those who enjoy hosting guests.

Outside, the property features a lovely garden and a private patio, perfect for outdoor relaxation and entertaining.

Additionally, off-street parking is available for convenience. With easy access to local amenities and excellent transport links, this property presents an ideal opportunity for those seeking a contemporary and welcoming home in a desirable location.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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.

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

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 Bownham Park before The Bear Hotel. On entering Bownham Park follow the road round to the left where the property can be found on the left hand side.

What 3 Words: ///magical.bolsters.perusing

Services & Tenure

The tenure is Freehold.

Local Authority

Stroud District Council

Council Tax Band: F

Our reference

STRVAL/SM/RN/09102024

We'd love to hear from you

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Gloucestershire, GL6 0BL

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E: stroudvalleys@perrybishop.co.uk









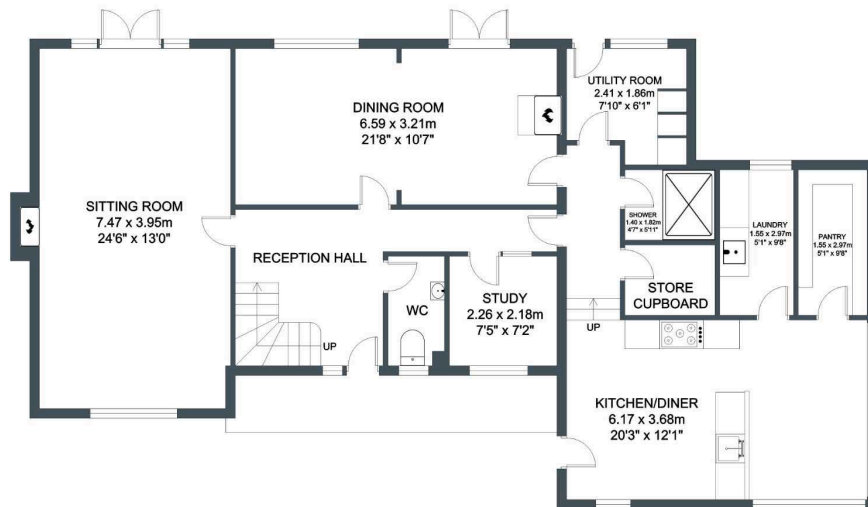
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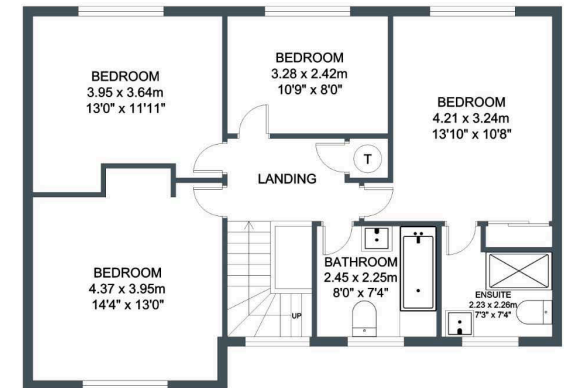
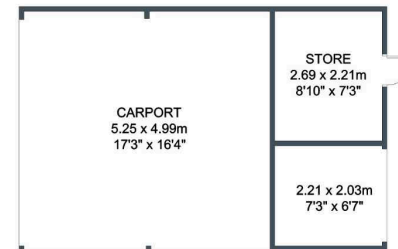
HOUSE APPROX. FLOOR AREA 2131 SQ. FT.(198 SQ. M.)

CARPORT 398 SQ. FT.(37 SQ. M.)

TOTAL 2529 SQ. FT.(235 SQ. M.)



GROUND FLOOR



FIRST FLOOR



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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

