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PROPERTY MADE PERSONAL



Shepherds Well, Rodborough Common, Stroud, Gloucestershire, GL5 5DD

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Key Features



5

Bedrooms



2

Bathrooms



3

Receptions

- Sought after location
- Plenty of parking
- Immaculately presented
- Beautifully maintained garden
- Summerhouse
- Flexible living accommodation
- EPC: TBC

About the property

Nestled in the sought-after neighbourhood of Rodborough Common, this modern detached five bedroom house offers a rare opportunity for luxurious living.

Boasting a bright and spacious interior, the property exudes charm and sophistication throughout.

The well-maintained garden provides a peaceful and secluded retreat, perfect for relaxation or entertaining guests. The property also features a delightful orangery, ideal for enjoying the outdoors all year round.

With ample off-street parking and a double garage (currently utilised as a utility and store), convenience is key.

This homely residence is securely tucked away, providing a tranquil haven from the hustle and bustle of city life.

Don't miss out on the chance to make this stunning property your new home.

Contact us today to arrange a viewing.

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.

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.

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.

Local Authority

Stroud District Council

Council Tax Band: G

Our reference

STRVAL/SM/RN/13062024

We'd love to hear from you

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Shepherds Well, Stroud, GL5

Approximate Area = 2594 sq ft / 240.9 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 2760 sq ft / 256.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1141436





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

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