

## Gilmar, The Butts, Rodborough, Stroud, Gloucestershire, GL5 3UP



Sought after location • Built in dishwasher, oven and hob • Two cloakrooms and two bathrooms  
• Views • Character features • Garden • Parking • Garage • EPC E

# Gilmar,

The Butts, Rodborough, Stroud, Gloucestershire, GL5 3UP

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Introducing this charming house, boasting three bedrooms and a range of desirable features. The property exudes a homely and cosy atmosphere, providing a comfortable and spacious living environment.

Well-maintained throughout, this property offers a delightful garden, perfect for relaxing or entertaining, as well as a patio area for al fresco dining. Benefit from off-street parking and a garage, providing convenient storage solutions and an electric vehicle charge point.

Situated in a sought-after location, this property is ideal for families or professionals looking for a peaceful yet well-connected neighbourhood.

Please note: The blinds throughout the property and the bespoke lamps in the living room are included. The boiler is five years old. The property is fully alarmed.

Don't miss out on the opportunity to make this house your home.

Contact us today to arrange a viewing and discover all the wonderful features this property has to offer.

## 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 include a football club, a Scout group and a mother and toddler netwo

## 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 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 continue up the hill where the property can be found a short distance along on the left hand side.

What 3 Words: ///distracts.router.luckier

## Services & Tenure

The tenure is Freehold.

## Local Authority

Stroud District Council

Council Tax Band: C

## Our reference

STRVAL/SM/RN/17092024

## We'd love to hear from you

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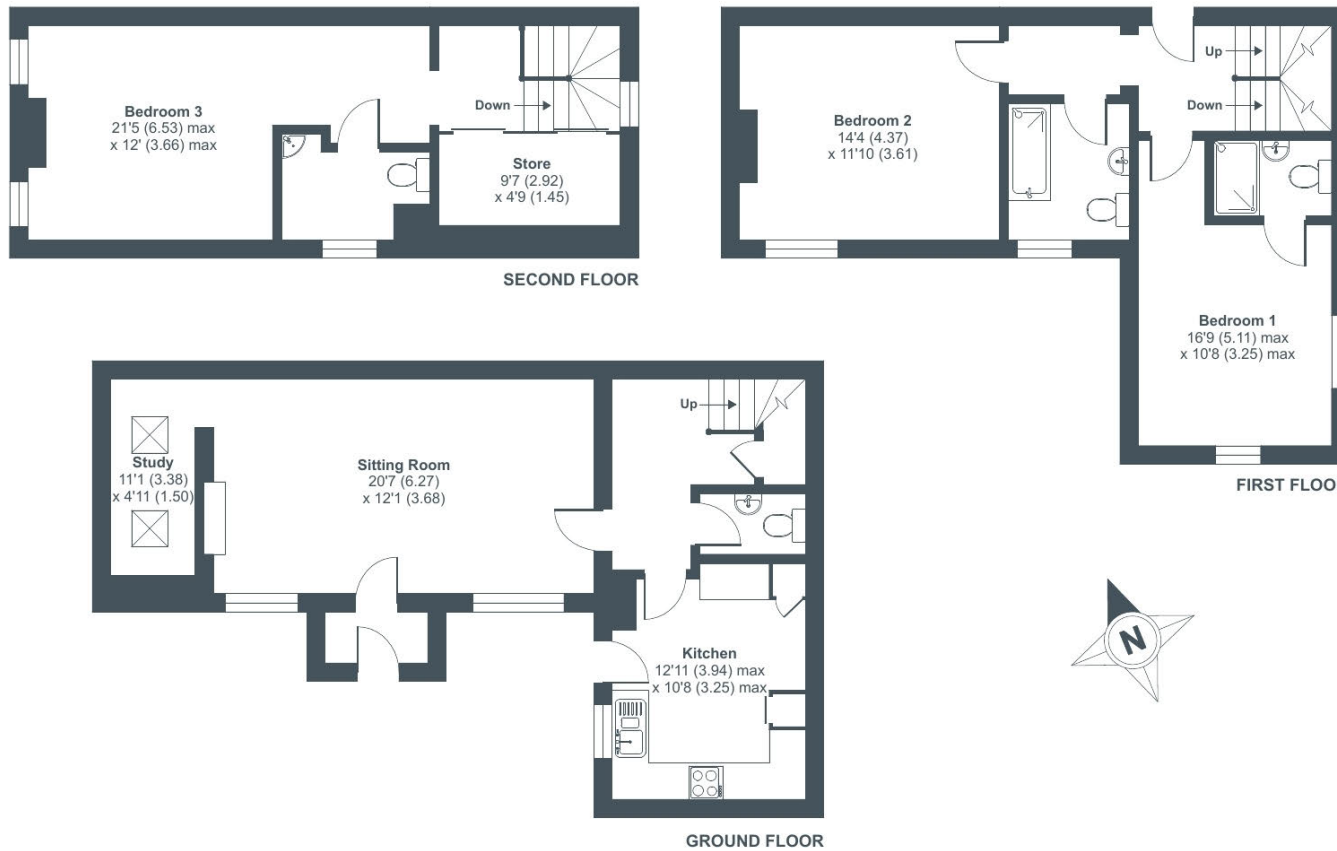




# The Butts, Rodborough, Stroud, GL5

Approximate Area = 1473 sq ft / 136.8 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). © nchecon 2024. Produced for Perry Bishop. REF: 1188343



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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.

