

Rodborough Common, Stroud, Gloucestershire, GL5 5BY



Sought after location • Quiet position • Double garage • Nice size garden • Flexible living accommodation • EPC D

## Rodborough Common, Stroud, Gloucestershire, GL5 5BY

### Key Features



4  
Bedrooms



1  
Bathroom



3  
Receptions

### About the property

Spacious detached 4-bedroom house located in a sought-after neighbourhood. This modern property boasts a bright and airy interior, providing a comfortable and homely atmosphere for its residents. Situated in a peaceful and quiet area, this home is perfect for families looking for a tranquil living environment. The property features a beautifully landscaped garden and a private patio area, ideal for outdoor entertaining or relaxing in the sun. Additional highlights include a double garage providing ample parking and storage space. With its modern design and well-lit rooms, this house offers a perfect blend of style and functionality. Don't miss the opportunity to make this your dream home! Contact us now 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 & 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 and take the next turning on the left where the property can be found at the end on the left hand side.

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### Services & Tenure

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

### Local Authority

Stroud District Council.

Council Tax Band F.

### Our reference

NAI/SM/CDH/02092025

### We'd love to hear from you

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Total Area: 127.5 m<sup>2</sup> ... 1372 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

**PerryBishop**

PROPERTY MADE PERSONAL

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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.

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