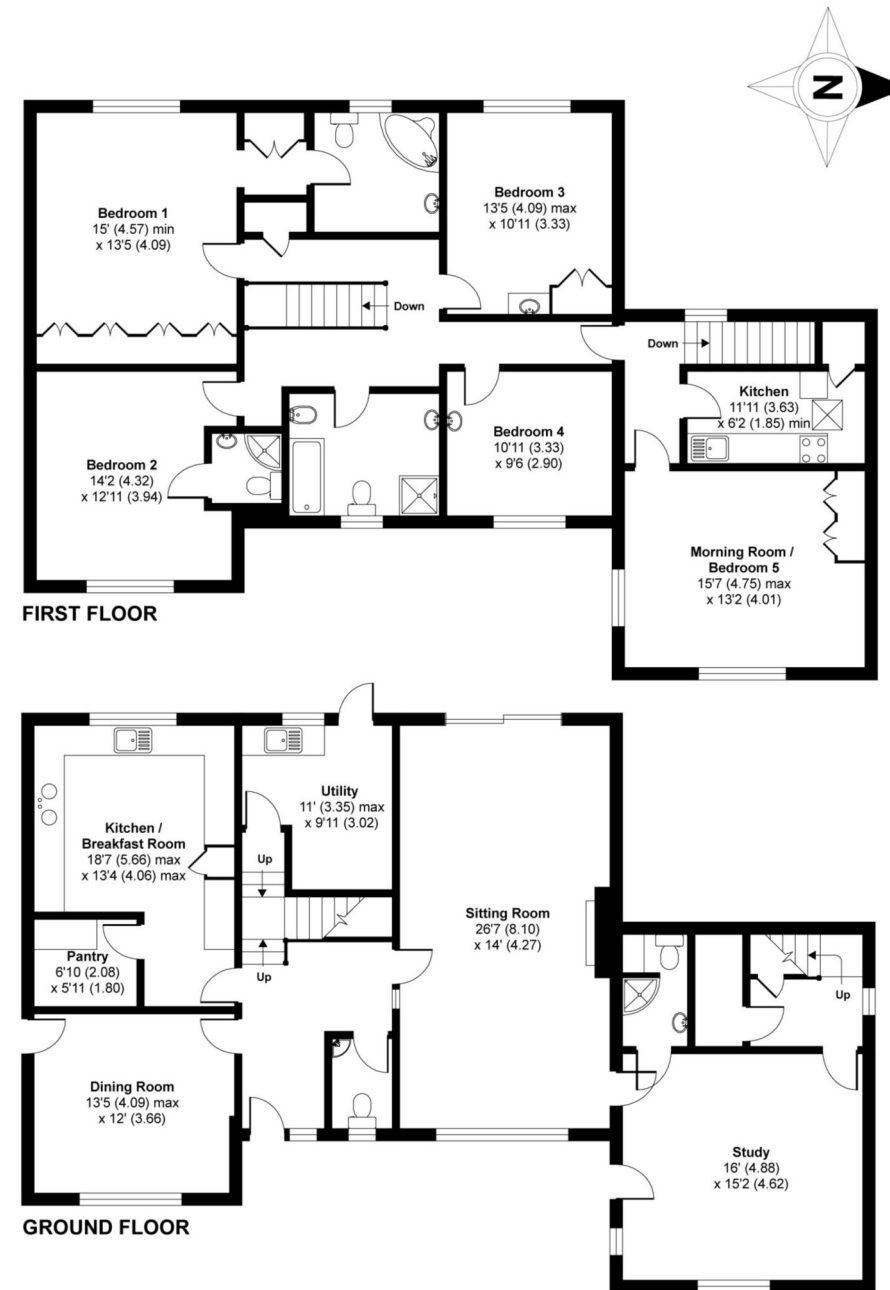




Orchard House, Rodborough Common, Stroud, GL5

APPROX. GROSS INTERNAL FLOOR AREA 2944 SQ FT 273.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Perry Bishop & Chambers REF : 246662

4 The Old George, Nailsworth, Gloucestershire, GL6 0BL
 T: 01453 836736
 E: nailsworth@perrybishop.co.uk

perrybishop.co.uk

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.

Perry Bishop
and Chambers

the agent who keeps you informed

Orchard House, Rodborough Common
Gloucestershire GL5 5BU



Detached family home | Five bedrooms | Large garden and double garage
 Annex potential | Direct access to Rodborough Common | EPC C

Guide price £1,100,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Orchard House, Rodborough Common

 5 Bedrooms  4 Bathrooms  3 Receptions

Orchard House is a most impressive detached family home standing in a large and private plot in the most desirable location of Rodborough Common.

The property offers a spacious entrance hall with a cloakroom. Leading on the sitting room is spacious and benefits from a feature stone fireplace and wood burner. The sitting room also enjoys sliding doors out to the private rear garden.

Leading through the current owners extended the property to create a separate living area which could easily be used as a separate Annex. The ground floor of the extension is currently used as a study with a shower room adjacent. A door leads to a lobby with a small box room, an under-stairs cupboard and stairs leading to the first floor landing from which there is a door leading into the main part of the house, a small kitchen and a large room with a most impressive vaulted ceiling currently used as a private sitting room

but which could be used as a fifth bedroom. The staircase is wired for a stairlift.

Also on the ground floor there is a separate dining room with access out to the garden and leading on the kitchen has been beautifully refitted with quality units and work surfaces and a large Aga complements the room. There is also space for a breakfast table and there is also a good size pantry and a utility/boot room with access to the rear garden.

Leading upstairs there are four double bedrooms the master being of a generous size and benefiting from a separate dressing room and en-suite bathroom and plenty of storage. Bedroom two also benefits from its own en-suite shower room.

Leading outside there is plenty of parking and a double garage and the gardens are large and fully enclosed and there is a rear patio area.

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.

Directions

From our Nailsworth office, turn right at the mini roundabout and travel up the 'W' and over Minchinhampton Common. At the Tom Long's Post junction, turn left onto Cirencester Road towards Stroud. After about half a mile you will pass The Bear on your left hand side and then at the next left hand fork that leads towards Stroud, the property will be found on the left, at that junction.

Services & Tenure

We believe the property is served by mains electricity, gas, mains water and private drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

Local Authority

Stroud District Council

Ref: NAI/26609

