

**53 BOWNHAM PARK
RODBOROUGH COMMON
GLOUCESTERSHIRE**



**A SPECTACULAR CONTEMPORARY HOME IN A WONDERFUL SETTING ON THE EDGE OF BOWNHAM COMMON
WITH GLORIOUS VIEWS AND PRESENTED TO THE MOST EXACTING STANDARDS WITH
SPACIOUS RECEPTION ROOMS FOR ENTERTAINING**

**Entrance Hall, Sitting Room, Kitchen/Breakfast /Living Room, Study, Utility Room, Cloakroom, Master Bedroom Suite with Balcony,
4 further Double Bedrooms and 3 Bathrooms (2 En-Suite), integral Double Garage, gated Driveway,
raised Sun Terrace incorporating a superb heated Swimming Pool, level Garden**

PRICE: £1,350,000

DIRECTIONS. Bownham Park is most easily found by leaving Stroud in the Cirencester direction on the A419. At the traffic lights turn right up Butterow Hill up to Rodborough Common. Pass The Bear of Rodborough on your right and the entrance to Bownham Park can be found on the left hand side. On entering the park keep to the left and follow the road down the hill and just after passing The Clock House on your left, the driveway to Number 53 can be found a short distance on your left hand side.

LOCATION. Bownham Park is a very prestigious address close to Minchinhampton and approximately equidistant between Cheltenham and Bristol. In an elevated position, Number 53 is on the far side of the development overlooking Bownham Common on the opposite side of its garden wall, a lovely unspoilt space for walking dogs. Bownham Park is about 2 hours drive from London or 90 minutes by train from nearby Stroud Station and all the main towns and cities of the region are within commuting distance from here with especially good access to the M5 motorway. Local amenities include excellent shopping in Nailsworth, including Williams Kitchen and Hobbs Bakery, three challenging golf courses at Minchinhampton, and accessibility to a raft of excellent schools in both the state and private sectors including Beaudesert Park which is located just across the Common.

Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3.5 miles, Cheltenham (central) - 17 miles, Bristol Airport - 40 miles. Distances are approximate.

DESCRIPTION. Number 53 Bownham Park is designed to take maximum advantage of its spacious level site on the edge of Bownham Park, offering panoramic views. The property, which has a total floor area of over 3500 sq.ft. has been designed to the most exacting standards. A superb home from which to entertain, at its heart is a 46 ft. reception room that comprises the spectacular kitchen at one end, space for dining in the centre and a living room at the opposite end; the whole flanking a broad terrace and the swimming pool beyond. The remaining ground floor accommodation comprises a large sitting room, study, utility room, cloakroom, double bedroom with its own bathroom and downstairs master suite (a potential annexe). The master bedroom suite on the first floor has a spectacular viewing balcony. The two further double bedrooms share a bathroom. The house has an integral double garage and a gated driveway.

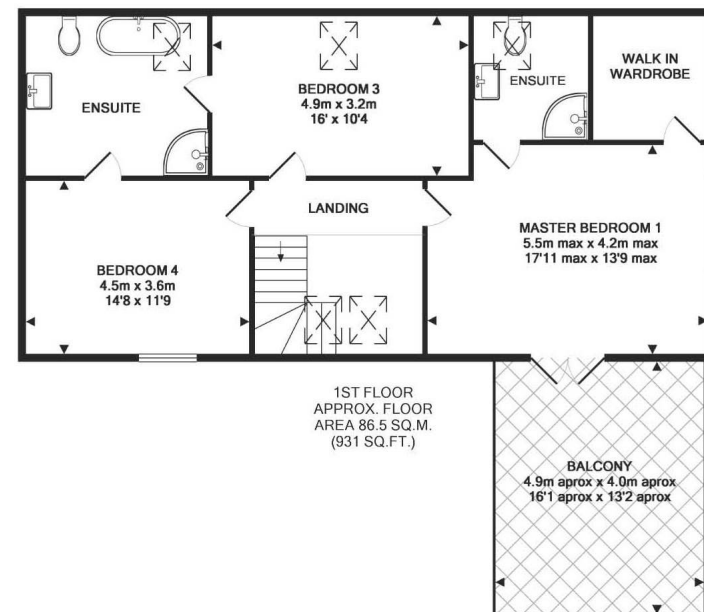
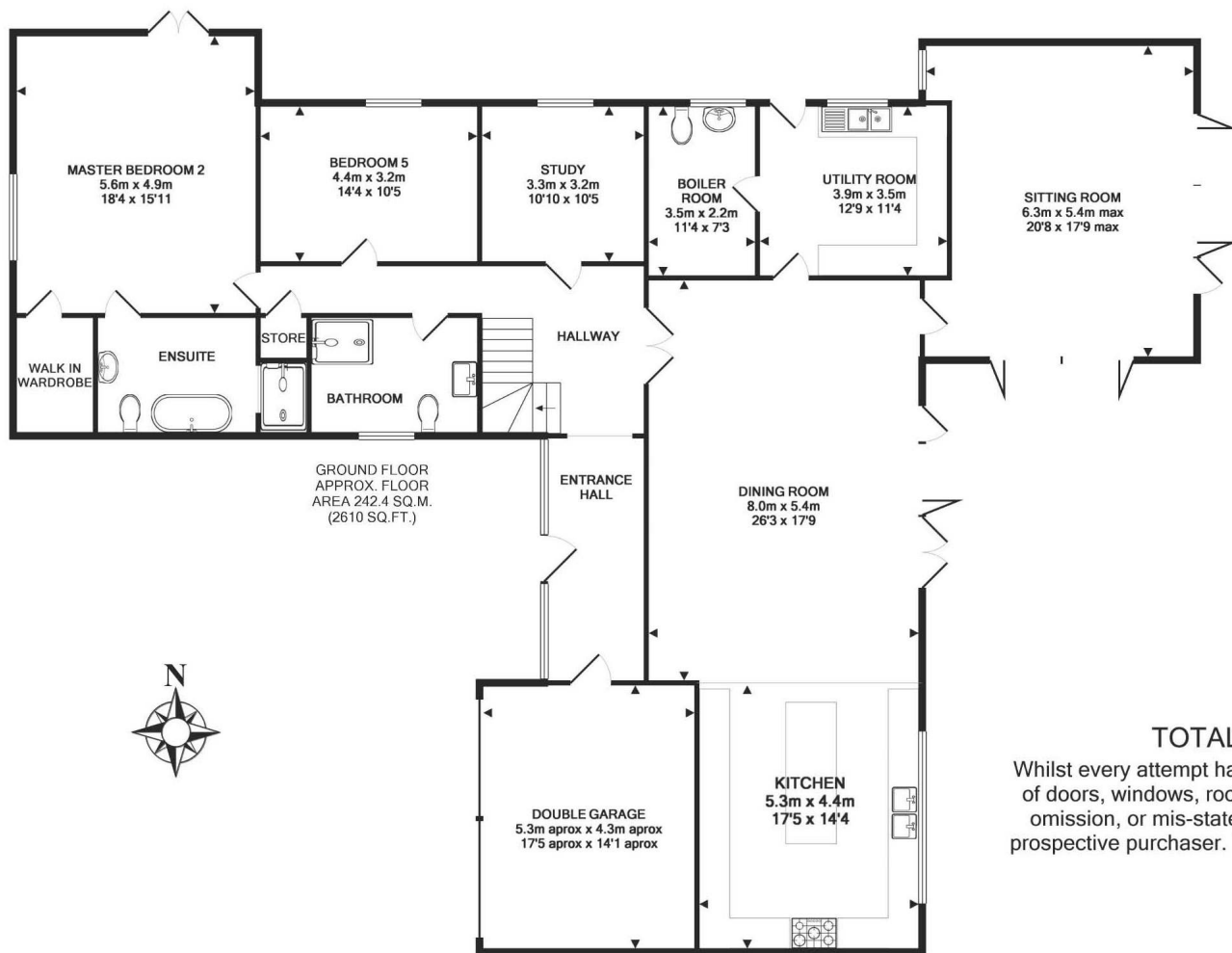
TENURE: Freehold
EPC: EER: Current 84 / Potential 94
SERVICES: Mains electricity, water, gas and drainage are believed to be connected to the property.
VIEWING: By prior appointment with MURRAYS ESTATE AGENTS, STROUD OFFICE 01453 755552, who will be pleased to show prospective purchasers around the property.

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

Ref. 3670







TOTAL APPROX. FLOOR AREA 328.9 SQ.M. (3540 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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