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Redcliffe.  
WELCOME HOME

Perry Bishop  
and Chambers

the agent who keeps you informed

**The Woodchester, Bownham View,**  
Rodborough, Gloucestershire GL5 5DZ



Five bedroom detached house | Separate reception rooms | Wonderful master suite  
 Kitchen/family room with doors to garden | Integral double garage | EPC: B

**£895,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



## The Woodchester, Bownham View,

 5 Bedrooms  3 Bathrooms  2 Receptions

An extremely well designed five bedroom detached home in this exclusive small development of 17 properties sandwiched between Minchinhampton Common and Rodborough Common with delightful views and country walks from the door.

The accommodation consists of entrance hall with central staircase to the first floor and a walk in storage cupboard. There is also a cloakroom with a white suite of low level WC and wash hand basin and a utility room. Double doors open onto the living room which has a fireplace, windows to both sides and double doors into the kitchen/family room. Double doors open into a dining room with a window to front, French doors onto the garden and access into the garage. The heart of the home is the impressive kitchen/family room with its superb range of base and wall cupboards that incorporates granite or Silestone worktops with

matching upstands, Bosch induction hob and cooker hood, two built in eye level Bosch single ovens and integrated Bosch microwave oven with warming drawer under, Bosch fridge/freezer, dishwasher and wine cooler. In the centre of the kitchen is an island unit/breakfast bar and there are views to two aspects with French doors leading to the garden.

The galleried landing provides access to all bedrooms and bathroom. Both bedrooms one and two have en suites with bedroom one also having a dressing room.

An integral double garage has electrically operated timber doors together with lighting and power.

The high specification of the house includes Villeroy and Boch sanitary ware in the bathroom and shower rooms, Hansgrohe taps and showers, ample TV and

power points throughout plus Sky+ outlet to the living room and wiring for a future satellite dish installation. The property will be wired for a security alarm and have mains smoke alarm in the hall and landing. Gas central heating is supplied courtesy of a Worcester Bosch boiler, all windows are double glazed in timber frames and the property benefits from a ten year LABC warranty.

### Amenities

Rodborough Common together with its neighbour Minchinhampton Common is an area of outstanding natural beauty where opportunities for walking and golf are readily available. Local amenities are accessible in Minchinhampton, Nailsworth and Stroud with a wide selection of recreational facilities, shops and supermarkets. Education within the area is excellent and includes Beaudesert Park Preparatory School on Minchinhampton Common, Wycliffe College at Stonehouse and grammar schools at Stroud High School for Girls and Marling School for Boys. Access to the M5 motorway is available from junction 13 with Cheltenham, Gloucester, Cirencester, Bath and Bristol all within easy travelling distance. A mainline rail service is available to London Paddington from Stroud some three miles away and at Kemble, south of Cirencester.

### Directions

Proceed through Avening and up past Minchinhampton Golf Club to the Ragged Cot Inn. Turn left and continue over the cattle grid and onto the common. At the far end of the common past Bownham Park on your right and after 200 yards turn right into Bownham Mead and first right again into Bownham View.

### Services & Tenure

The property is freehold and served by mains electricity, gas, water and drainage.

### Local Authority

Stroud District Council

Ref: Images are of the Nailsworth showhome

