



Lower Spillmans, Rodborough, Stroud, Glos, GL5
Asking Price £800,000

HUNTERS[®]
EXCLUSIVE



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Hunters Stroud are delighted to offer this much improved and greatly extended 4 bedroom detached red brick period house located in the popular Rodborough area of Stroud which is within walking distance of Stroud's busy and popular town centre. The property comes complete with a garage in front of the property and driveway parking for two cars. The garden benefits from a southerly aspect with a useful summer house which could be used as a home office or gym and store. Internally the property comprises a welcoming entrance hall, WC, 2 very flexible reception rooms, 1 with a large multi fuel burner. A dining room leads into an impressive kitchen with central island, roof lantern and many built-in appliances not forgetting of course the bi-fold doors which open into the garden from both the kitchen and the rear reception. To the first floor: A master bedroom benefits from a slipper bath and ensuite. There are 3 further bedrooms and the main family bathroom/shower room. Viewings are highly recommended to avoid disappointment.





Hunters GOLD Award Winners

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

The historic town of Stroud and meeting point of the 5 valleys is a well-known Centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.



Directions

From Stroud proceed South on the A46 Bath Road and turn left by the Clothiers Arms onto Rodborough Hill. Turn right into lower Spillmans, the house is on the left recognised by our for sale board.

Hallway

Oak and glass front door, laminate floor, encased radiator, under stairs area for shoes, opening into dining room, oak doors to WC and the sitting room.

WC

Modern white suite comprising a WC, wash basin, consumer unit, tiled floor.

Dining Room

15'3" x 9'8"

Laminate flooring, encased radiator, double glazed window, exposed beam, oak door to reception room, opening to kitchen.

Sitting Room

16'6" x 13'3"

A versatile room with a multi fuel burner, three double glazed windows, designer radiator, laminate floor, bi-fold doors to the garden, oak door to kitchen, under stairs cupboard.

Reception 2/TV Room

15'3" x 12'2"

Laminate floor, encased radiator, double glazed window, oak door to the second flexible reception room, opening to the kitchen.



Kitchen

22'3" x 12'6"

An impressive room with a selection of modern gloss grey and white wall and base units with marble effect worktops over. Integrated wine racks, ceramic tiled floor, integral washing machine, double oven and grill, microwave/combination oven, also a coffee machine, dishwasher and corner pull out larder unit, pull out drinks holder. One a half bowl sink with mixer tap and secondary shower head, recessed lighting and glass roof lantern. There is space for an American style fridge freezer, built into the worktop is a 5 ring ceramic hob with modern extractor hood over. To the central island an oak worktop, a second ceramic hob with cupboards and drawers. Bi-fold doors and a double glazed window to the rear garden.

First Floor Landing

Pine balustrade and turned spindles, designer radiator, two double glazed windows to the front aspect.

Master Bedroom

15'3" > 12'1" x 12'1"

Not measured into the door recess. A cast-iron fireplace with tiled inserts and hearth, two double glazed windows, one to the side and one to the rear. Slipper bath with stand alone taps and shower handset. Door to ensuite.

En-suite

Comprising a WC, wash basin, tiled floor, recessed lights, shaver point.



Bedroom 2

13'5" max > 9'2" x 13'2"

Double glazed window to the rear, designer radiator.

Bedroom 3

10'3" x 9'9"

Double glazed window to the rear.

Bedroom 4

7'9" x 5'7" min

Double glazed window to the front, radiator.

Family Bathroom/Shower Room

9'4" x 5'7"

A modern suite comprising a roll top bath with mixer tap, wash basin with mixer tap and storage beneath, walk-in shower with two shower heads, encased system WC, heated towel rail.

Outside

Front Garden

Steps from the driveway lead to the porch in front of the main door. gates lead to the side return.

Rear Garden

A sunny garden with a southerly aspect. An extensive patio connects with the side



return of the house with gates leading to the main entrance door and front. There is an outside tap. A few steps lead from the patio to the main lawn boasting a variety of shrubs and plants to the sides and steps leading to a decked area in front of the summer house. To the far left corner is a block built shed 9'8" x 5'9" with Belfast sink, consumer unit, power and light. Opposite is the summer house 15'0" x 9'5" which could be used as a home office or a gym with laminate flooring, power and light.

Garage & Driveway 21'9" x 12'8" max

There is a good sized garage with an electrically operated roller door, fixed window to the front, gas fired boiler, light and power. The garage is irregular in shape with a half glazed door to the driveway. There is a block paved driveway for approximately two cars with outside double power point. Steps lead to the porch in front of the main door.

Council Tax Band
Currently Band C

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Tenure
Freehold

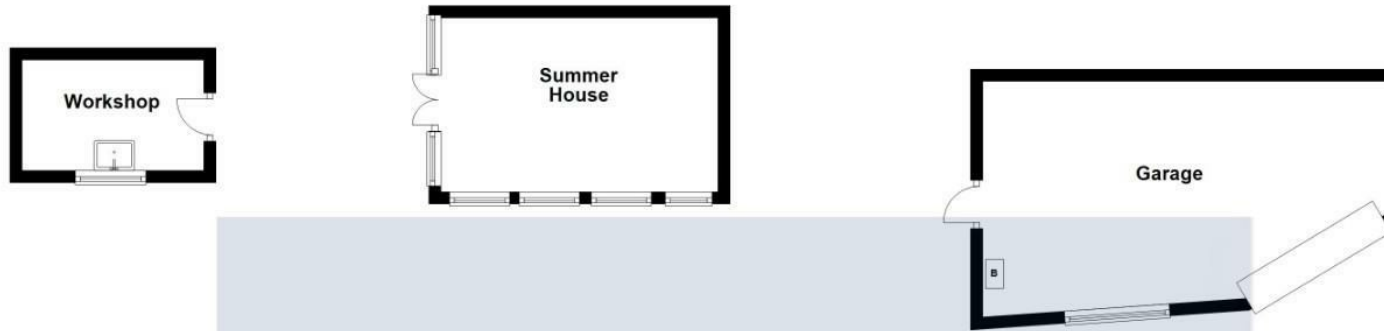
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor
Approx. 97.8 sq. metres (1052.6 sq. feet)



Second Floor
Approx. 68.2 sq. metres (733.8 sq. feet)



Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

166.0 sq. metres (1786.4 sq. feet)
Total Approx.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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