



The Butts, Rodborough, Stroud, GL5 3UG
£899,950

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EXCLUSIVE



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Once a humble 1930s bungalow that has undergone a dramatic metamorphosis, now a transformed haven boasting the most spectacular, panoramic views towards the rolling hills of Stroud and Selsley. Designed by a well reputed architect, this detached residence is finished to a high specification throughout with many bespoke features. A 1940s vintage railway carriage available by separate negotiation, stands as a charming relic and offers a wealth of possibilities, functioning as a charming home office, an exciting sleepover space for children, or even a lucrative Airbnb opportunity. While an outdoor kitchen, complete with a pizza oven, promises alfresco feasts.

An access gate at the rear opens onto Butterrow West, and offers the possibility of creating additional parking at the garden's lower reaches. A sauna and a shed, equipped with light and power and a large, inviting patio terrace. For added convenience, the property includes parking for 2 cars at the front with an electric vehicle charging point. Access from driveway, via a side gate to garden as well as from Butterrow West. Viewings by appointment.





Situation

The house is a stone's throw from Rodborough common which leads into Minchinhampton, a Cotswold hilltop market town. Rodborough is approximately a mile from the centre of Stroud town. Stroud has many shops, cafes, restaurants and an award winning farmer's market. It is also served by a mainline Intercity service to London (Paddington) reachable within 90 minutes, which is also accessible from Kemble just outside of Cirencester. The sought after Rodborough Community Primary School is a few minutes walk away, as is Rodborough Playgroup. Schooling in the vicinity includes a selection of well regarded independent, state and grammar schools, including Beaudesert Park prep school. Cirencester, Stroud & Tetbury are readily accessible, and motorway access is available at either Junction 13 of M5 or Junction 15 of the M4.

Description

Once a humble 1930s bungalow that has undergone a dramatic metamorphosis, now a transformed haven boasting the most spectacular, panoramic views towards the rolling hills of Stroud and Selsley. Designed by a well reputed architect, this detached residence is finished to a high specification throughout with many bespoke



features. Stepping inside, the kitchen, a handbuilt culinary masterpiece, is of commercial-grade with additional extra deep, 80cm worktops. The kitchen is equipped with a movable central island housing a built-in wine fridge and discreet recycling and waste solutions. Bifold doors stretch across the open plan kitchen/dining area, onto a large, inviting patio terrace, inviting the breathtaking landscape in. The entire house is fitted with underfloor heating, a luxurious touch, even extending to a bespoke, underfloor-heated corner seat, a unique and comforting feature. The garden, a realm of its own, great for adults and children alike holds further treasures. A 1940s vintage railway carriage available by separate negotiation, stands as a charming relic and offers a wealth of possibilities, functioning as a charming home office, an exciting sleepover space for children, or even a lucrative Airbnb opportunity. While an outdoor kitchen, complete with a pizza oven, promises alfresco feasts. An access gate at the rear opens onto Butterrow West, and offers the possibility of creating additional parking at the garden's lower reaches. Set within the generous garden there is also a sauna and shed, both equipped with light and power and a large, inviting patio terrace. Ascending the stairs, the air, refreshingly cool or heated thanks to the upstairs air-conditioning adds to the modern comforts within. The first-floor landing, spacious enough to serve as a reading





snug or study, with double pull out sofa bed, is punctuated by further bifold doors, framing the vista. Bedroom 1 (master bedroom) opens into a dressing room, with built in wardrobes and complete with a freestanding large stone bath, which flows seamlessly into an ensuite wet room. A dedicated laundry area provides practicality, the main bathroom, like the rest of the house, offers stunning views. 2 further double bedrooms can also be found along with the master suite.

The entire project, a labour of love, had been executed by a local builder, transforming the former bungalow into a contemporary masterpiece. Started in 2019 and completed a few years later, the result is a home where modern luxury and breathtaking natural beauty intertwine. For added convenience, the property includes parking for 2 cars at the front with an electric vehicle charging point. Viewings by appointment.

Council Tax
Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(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.

Tenure
Freehold

Social Media

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Hunters Stroud Win GOLD

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if 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.

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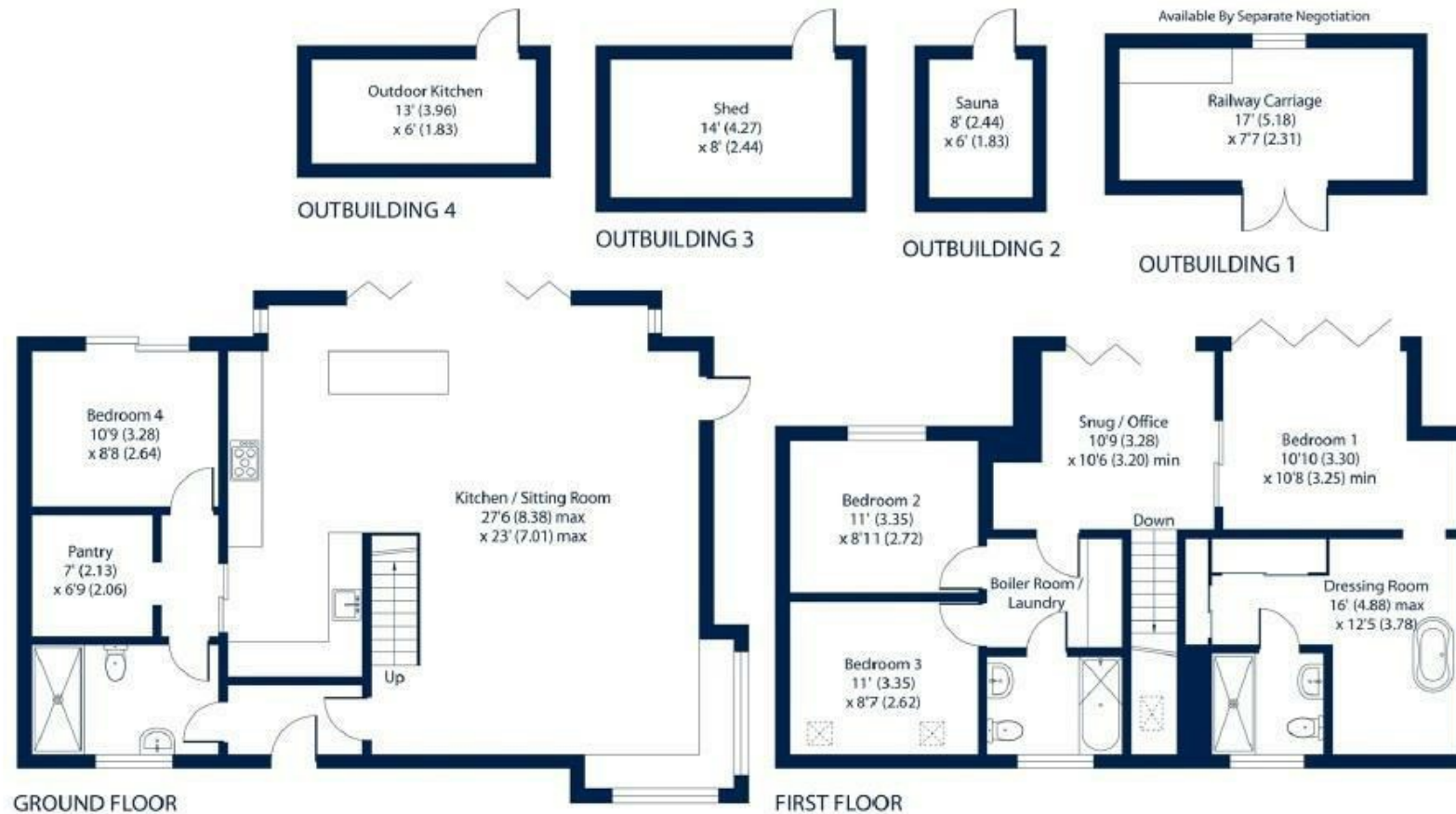
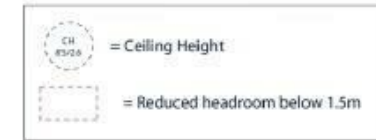
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Approximate Area = 1804 sq ft / 167.5 sq m

Outbuildings = 368 sq ft / 34.1 sq m

Total = 2172 sq ft / 201.6 sq m

For identification only - Not to scale



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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