



**Walkley Hill, Rodborough, Stroud**

Glos, GL5 3LP



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**Asking Price**  
**£695,000**

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**EXCLUSIVE**



# Walkley Hill, Rodborough, Stroud, GL5 3LP

## DESCRIPTION

A stunning, 3 bedroom detached bungalow that is light and bright and well presented and nestled within a corner plot with surrounding well tended gardens. This property is a stone's throw from local amenities, bus routes, and a leisurely walk into town. Boasting: 3 bedrooms, 3 bathrooms, and an interconnecting sitting room and dining room which can be divided by the pocket doors if required. The living room is graced with a charming fireplace, pocket doors, and provides picturesque distant views and a lovely view of your garden. The second reception room (dining room) again boasts delightful distant views and a splendid garden view. The master bedroom has exceptional wardrobe space, complete with an en-suite shower room. The second guest bedroom also benefits from an en-suite, offering privacy and comfort for guests or family members. The light and airy kitchen comes with a built-in pantry, providing ample storage for all your culinary needs. There is also a family bathroom for those who prefer a bath! Outside, a mature, well-tended garden awaits, accompanied by two garages and a long driveway, offering ample parking for your family and guests. Whether you're a family looking to settle down or retired couples seeking accommodation on the one level, this home is perfect for you. Its unique features and convenient location make it a truly unique find. I look forward to welcoming you to your potential new home.



# ROOMS

## Amenities

The town centre of Stroud offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, the 5 Valleys shopping centre, hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is also a main line railway station with direct services connecting with London (Paddington). Just up the hill is the ever popular Prince Albert Inn and just down the hill the Clothiers Arms. At the end of the road Rodborough Community Primary School.

## Directions

From Stroud, proceed south on the Bath Road as if heading towards Nailsworth. Go past the Clothiers Arms and proceed up the hill and continue to the lights. Turn left into Walkley Hill, then immediately left onto the first drive.

## Porch

sliding patio door, door to hallway.

## Hallway

Parquet flooring, recessed lighting, radiator, roof light, linen cupboard with light, central heating timer, access to a large loft via a pull down ladder. The majority of the loft is boarded with lighting and power point. Roof window, Vaillant gas combination boiler which is approximately three years old. The middle height of the loft is 7'3" approximately.

## Kitchen

A light and bright kitchen with a selection of white wall and base units with solid wood worktops over. Space for a refrigerator, plumbing and space for a dishwasher. Double bowl sink with single drainer, induction hob, stainless steel extractor, electric oven and grill. Central Island with storage beneath which is movable, old school style radiator and an additional double radiator. Double glaze windows, double glazed door to the side, extensive ladder style storage,

recessed lighting, additional shelved cupboard with light incorporating plumbing for the washing machine. Door to dining room and door to hallway.

## Dining Room

Parquet flooring, double radiator, double glazed window to the side garden, recessed lighting, double glazed French doors to the garden. Pocket doors to the sitting room, coving, recessed lighting and wonderful distant views.

## Sitting Room

Double glazed front doors and window to the rear with wonderful views in the distance. Double radiator, open fire to mantle and hearth, built-in glazed bookcase, coving, up lights.

## Bathroom

Comprising a roll top bath, pedestal basin, WC, two opaque double closed windows, tiled floor, heated towel rail, recessed lighting, coving.

## Master Bedroom

Extensive fitted wardrobes and drawers with hanging and shelving space. Double glazed window with view, additional double glazed window to the side. Double radiator, pelmet lighting over wardrobes. Door to ensuite showering.

## Ensuite Shower Room

Comprising a shower cubicle, wash basin to vanity storage, WC, radiator, opaque double glazed window, recessed lighting and extractor.

## Guest Bedroom

Double glazed window to the front, tiled floor, coving, additional double glazed window to the rear, two radiators, door to ensuite.

## Ensuite Shower Room

Comprising a corner shower cubicle, wash basin with vanity storage, WC, heated towel rail, opaque glazed double glazed window, tiled floor, coving, extractor, fully tiled walls.

## Bedroom 3/Study

Double glazed French doors, tiled floor, coving.

## Outside

### Garage 1

Double glazed window, power and light, eaves for storage and up and over door.

### Garage 2

Half glazed door to the garden, light and power, eaves for storage, interconnecting window with the adjoining garage and up and over door.

## Extensive Driveway

The property is approached via a long driveway which is gated with lights, opening out in front of the bungalow and garage providing parking for many cars with an extensive shrub/bed alongside and gates into the gardens.

## Gardens

The gardens are a delight! Well tended with a rolling lawn with mature Lime trees and shrubs incorporated to the side, a sectioned off bin store area. To the rear, a patio terrace with formal steps and lights lead down to the lawn which joins the side lawn and is set behind a tall hedge. Well planted mature beds and a wonderful distant view. To the rear of the property, a kitchen garden with dedicated vegetable beds, greenhouse and corner summerhouse/tool shed. A gate leads alongside the garage to the driveway.

## Tenure

## Social Media

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Council Tax Band  
Band D







Lindens, Walkley Hill, Stroud, GL5 3LP



## Floor Plan

Floor area 163.5 sq.m. (1,760 sq.ft.)

Total floor area: 163.5 sq.m. (1,760 sq.ft.)

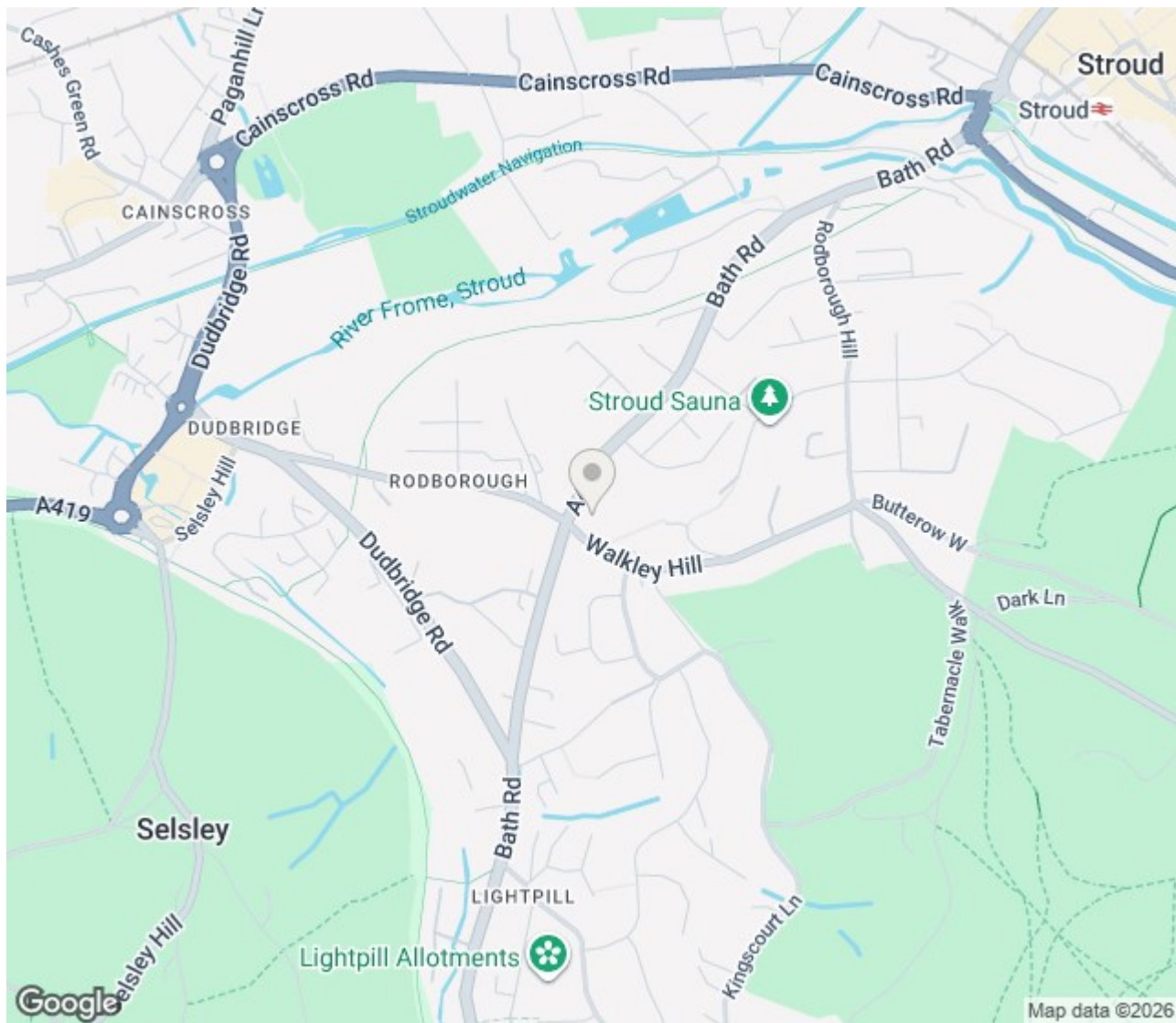
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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HERE TO GET *you* THERE










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**1 John Street, Stroud, GL5 2HA | 01453 764912 | [stroud@hunters.com](mailto:stroud@hunters.com)**

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