

TREBARWITH



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

TREBARWITH RODBOROUGH, STROUD, GL5 3PS

Guide price £415,000

Description

This is a lovely example of a 1930's extended semi-detached family home. The property enjoys an elevated position with fantastic views across to Selsley. The owners created off road parking in 2002 for two vehicles, at the time no planning was required, and was completed under permitted development. Lovely lawned frontage with steps up to the entrance with wonderful views. Access to both the front door and side entrance via the boot room.

The property has been enjoyed by the current owners for over 25 years. Internally entrance hall with stairs to the first floor, lovely sitting room with bay window to the front taking full advantage of the view. A door leads into a large reception/family room or a fourth bedroom with views to the garden.

A lovely, fitted kitchen with a wealth of fitted units and a pantry. built in double oven, five ring hob and extractor. Opening to dining family area with French doors opening to the terrace and garden views. A great utility/boot room to the side with access to the front and rear.

To the first floor, doors lead to two lovely double bedrooms both having fantastic views to Selsley or garden views. A lovely nursery/single room completed by a family bathroom.

Outside a paved terrace with steps up to a great sun terrace, a perfect social space for those summer barbecues.

A gate opens to a lawned garden offering space for the whole family to enjoy. A wealth of planting throughout the garden compliments this great space with wonderful views.

The location offers great convenience to all Stroud has to offer, a short walk to the well regarded school with fantastic walks. A great family home with further scope to extend subject to the required permissions.

- This charming extended period home boasts an elevated position
- Sitting room with lovely views across to Selsley
- A large reception with views to the garden ideal fourth bedroom or family room
- Two double bedrooms, single room & family bathroom
- Long lawned garden to the rear offering great space for any family
- Off road parking for two vehicles
- Extended fitted kitchen & pantry, opens to breakfast room with French doors.
- Side porch/utility boot room with access to the front & rear
- Outside steps lead up to a fantastic sun terrace
- Wonderful views, short walk to school on the edge of Rodborough





Location & Amenities

Built on a hill, Rodborough Parish is located near Rodborough Common, a public recreation area popular with walkers. The parish has two primary schools, several well-regarded public houses, a large hotel called The Bear of Rodborough Hotel and a community hall. It has a large and active Christian community who attend the Church of England parish church of St. Mary Magdalene or Rodborough Tabernacle United Reformed Church, and its various clubs and societies include a football club, a Scout group and a mother and toddler network.

Also, three bus stops located on Kitesnest Lane, Bowl Hill and Fishers Way. All making the location very convenient. A large DIY superstore and supermarket situated just off the Bath road.



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D

Directions

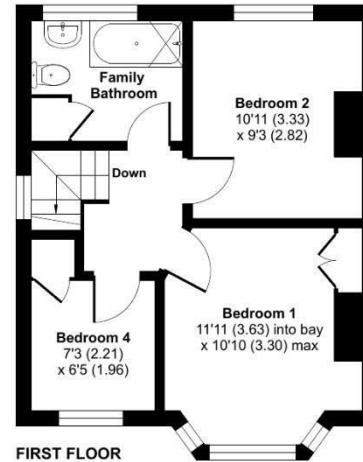
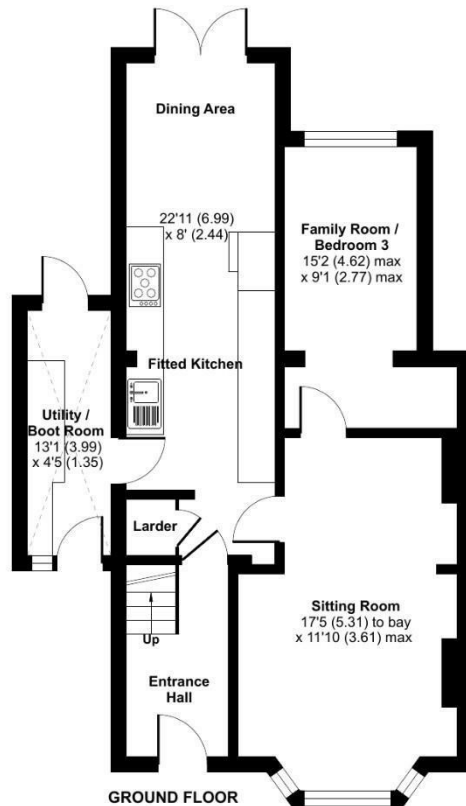
From outside Ecotricity building at the island follow the signposts for A46 Bath road towards Nailsworth. Follow the Bath road passing the Clothiers Arms on your left and continue to a main set of traffic lights. Continue straight over you will see a large supermarket on your right and shortly after a turning on the left into Kitesnest Lane. Follow this road to the top of the hill. At the T junction turn right onto Kingscourt Lane. You will see the property on the left hand side as denoted by our for sale board.



Trebarwith, Kingscourt Lane, Stroud, GL5

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1079552

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(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	

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