



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE



# ELM COTTAGE, BUTTERROW WEST, RODBOROUGH, STROUD, GL5 3TZ

## *The Property*

Elm Cottage is a charming detached stone cottage that has been enjoyed by the current owner for over 25 years and in this time the property has undergone extensive modernisation as well as being extended to create a charming home.

Approach to the front leads directly into a lovely dining hall, having wooden flooring, fireplace with gas log burner inset and window to the front. Stairs lead to the first floor with doors off to sitting room and kitchen/breakfast room. Delightful sitting room with exposed stonework and brick fireplace with log burner inset. Door leads to a fantastic utility room.

Utility room having a range of units and space for appliances with door leading to enclosed sun terrace. Door leading into a cloak & wet room.

Fitted kitchen/breakfast room with amazing views, a range of base and wall mounted cabinets and built in appliances. Complimented by a breakfast bar, stairs lead to lower ground floor. French doors lead into the garden room where you can enjoy incredible views with doors opening onto a fantastic sun terrace.

To the first floor a master suite taking full advantage of the views with en-suite shower room. A further double bedroom and one single room complete with a modern family bathroom and airing cupboard.

To the lower ground floor/garden level a fantastic open plan space combines sitting/bed/kitchen area with a shower room. Doors lead out to the garden. This could be an income provider as an Air B & B or perfect for family.

Overall a charming and versatile cottage taking full advantage of the views and offering an income potential or flexible accommodation for any buyer.





# Outside

## Grounds

The garden room opens to a lovely balcony with amazing views across Stroud and beyond, all laid to Astro turf with glass balcony, archway leads to a secluded sun terrace and steps lead down to the garden. Perfect outside space for Alfresco dining.

Through the archway a secluded paved sun terrace with ornate gate leading to the Butter lane, drystone walling surrounds this space with access into the cottage. Log store and a very relaxing space.

Steps from the balcony lead down to the garden, a lawned area with stepping stones leading to a raised deked terrace. Opening to a chipping driveway providing parking for two/three cars up to a integral garage with electric.



## 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 D and EPC rating D





## Location

Rodborough and Butterow is one of the local elevations above Stroud and is considered to be a highly desirable residential area. The area takes full advantage of wonderful views between Stroud and National Trust owned Rodborough Common.

Active community with two popular primary schools, along with a lovely local pub, The Prince Albert, renowned for musical events just walking distance from the property.

Rodborough Common, set within 300 acres National Trust land, is easily recognised by The Fort, a folly surrounded by grassland, home to both rare and common native flora and fauna. Panoramic views of the Stroud valleys and Severn estuary. The commons enjoy Commoners' Rights, and during the summer months herds of cows and horses roam freely.

Attractions include, acclaimed Winston's Ice-cream factory. Former 17th century coaching inn, The Bear at Rodborough, a popular venue for social occasions and sun trapped beer garden with golf course nearby.

Amenities available in Stroud include grammar and independent schools, restaurants, public houses, leisure and sports centres, supermarkets and award winning weekly farmers market. Superb indoor shopping centre complete with a delightful food hall and independent shops. Stroud benefits from excellent transport links main railway station with regular services to London (Paddington). Junction 13 (M5 motorway) 5 miles away.



## Directions

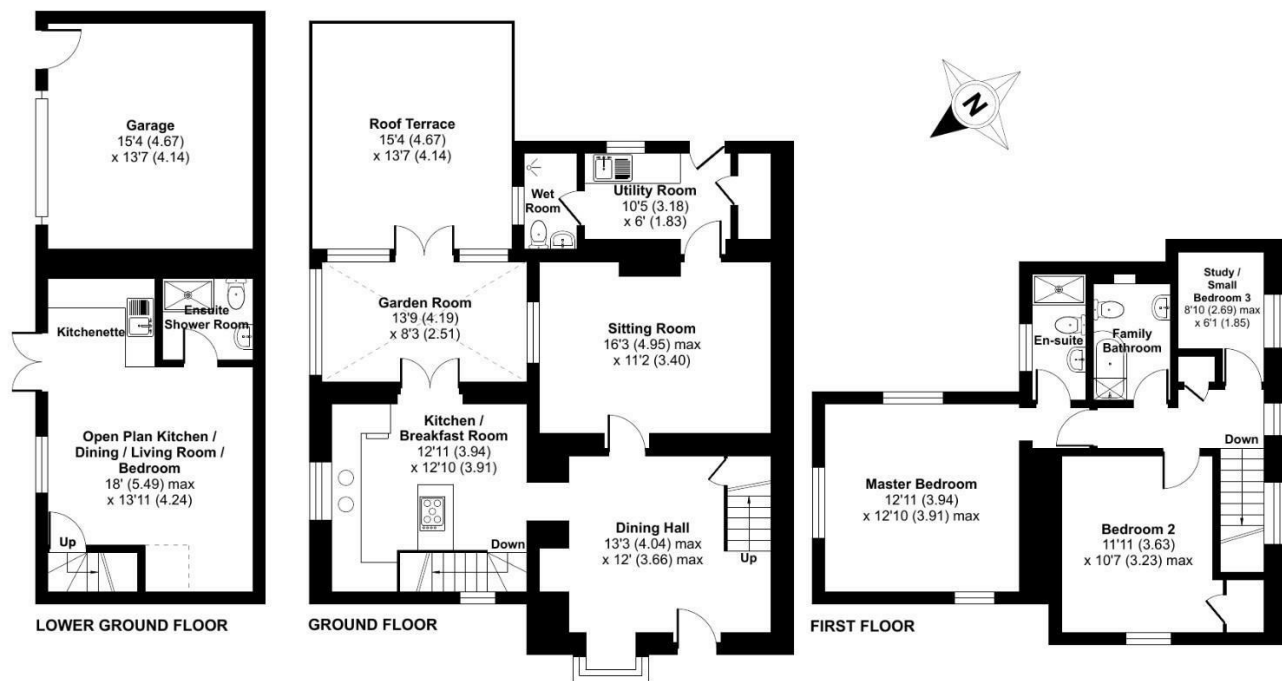
From outside Ecotricity building at the roundabout follow the signposts for A46 Bath road towards Nailsworth. Take the left onto Rodborough Hill just before the traffic lights. Continue up this road towards Rodborough common. Take the left opposite the Prince Albert inn onto Butterow West, continue along this road for a short distance, the property is on the left by the community Hall.



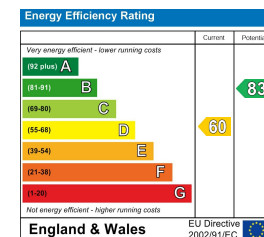
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Approximate Area = 1925 sq ft / 179 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 933100



01453 703303  
 homes@ajeaglos.co.uk  
 www.ajeaglos.co.uk  
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