



ESTATE AGENTS
OF
GLOUCESTERSHIRE



KINGSWOOD, 34 RODBOROUGH AVENUE, STROUD, GL5 3RS

The Property

A delight from the moment you arrive at this beautiful detached Edwardian home. Set in one of Rodborough's most well-regarded roads known locally for having a great community vibe. Kingswood is located at the top of the avenue and takes full advantage of a corner position with lovely private grounds offering a wealth of outdoor space. Throughout the property a wealth of period features to include: sash windows with mullion stone surround, exposed wooden floors, high ceilings and expanse of light from four wonderful bay windows to the front.

As you approach the property you are greeted with the delights of formal gardens with a gate leading into the grounds. A porch directly into the entrance hall with quarry tiled flooring, stairs leading to the floors above, under stairs cloak cupboard. Doors leading to drawing room, sitting room along with basement and kitchen/family room.

Drawing room with lovely bay window to the front perfect space to sit and relax whilst reading your favourite book and period fireplace surround with gas fire inset.

Sitting room also having a bay window to the front and window to the side. A lovely fireplace with a gas log burner inset. Perfect for those winter evenings to relax with the family.

Modern style kitchen with freestanding base units, central island with storage inset, a lovely freestanding range cooker takes centre stage. Doors leads out to a raised terrace and downstairs cloakroom with lovely decor. The kitchen opens to the dining family space having a lovely fireplace with log burner inset and window to the front. Wonderful space to enjoy those family gatherings over a Sunday roast.

From the main entrance hall stairs lead down to a fantastic laundry/boot room, a room every family wants. Wealth of space for appliances and storage. A door provides an ease of access to the gardens and under storage of the raised terrace.

To the first floor a spacious modern family bathroom with separate WC. Two wonderful double bedrooms with bay windows overlooking the garden and beyond. Two further double bedrooms complete this floor.

Further staircase leads to the attic space that was converted many years ago. The current owners use as living space and have a fifth bedroom and shower room with study area and a wealth of eaves storage. AGENT NOTE: (We understand this does not have building regulations and will be described as attic space).





Outside

Grounds

From the kitchen a decked terrace all enclosed with steps leading to the garden, having a wonderful grapevine that provides a wonderful crop of seedless grapes. Perfect space to use all year round. The steps lead down to a wonderful garden to the side with mature trees as a backdrop whistle in the wind; a trickle of water can be heard from the stream running through the edge of the garden along with wildlife pond. Formal lawns edged with a wealth of mature shrubs to the borders.

Access to the utility/boot room and under terrace storage. Pathway continues down to a lovely terrace perfect for Alfresco dining complete with Pizza oven and food prep area. Further steps lead to a lovely sun terrace with a central fishpond to the front, surrounded by mature shrubs with pathway leading back to the entrance. Wealth of mature shrubs to the borders. Perfect garden for hide and seek.

Further benefiting from parking to the side for two cars.

VENDOR COMMENTS

This avenue has a fabulous community that we do not want to leave, hence our new project. As a family we love being within walking distance of the train station, town centre and the Common. We have enjoyed living in the house, it has been a great family home. The space and charm of inside and the garden have been a joy.

VIRTUAL TOUR LINK:

<https://my.matterport.com/show/?m=UASx6YYsjTX>

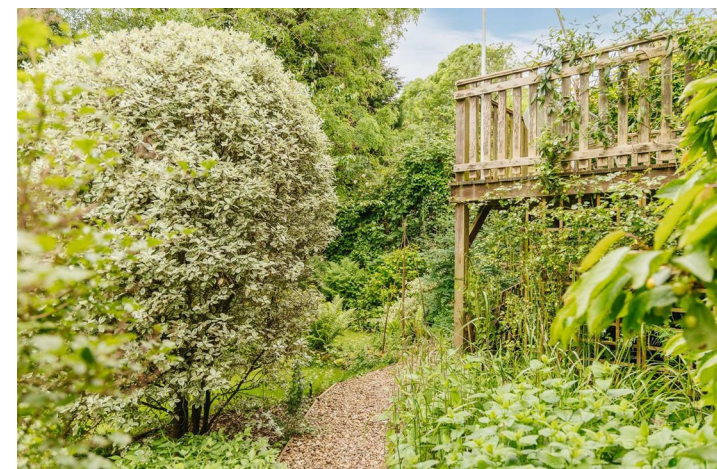
Useful Information

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 F and EPC rating E





Location

Rodborough is one of the local elevations and highly desirable residential area between Stroud and National Trust owned Rodborough Common.

A very active community with two popular primary schools, along with a lovely local pub, The Prince Albert, renowned for live musical events. Rodborough Tabernacle United Reformed Church, and its various clubs and societies include a football club, a Scout group and a mother and toddler network.

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 summer months herds of cows and a donkey lead string of 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. The Olde Lodge offers super food on the common. The Prince Albert within walking distance, a great live music venue.

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 the centre of Stroud, take the first exit at the Ecotricity roundabout, then the first exit at the next roundabout. At the third roundabout, take the second exit leading onto Bath road. After a short distance, turn left onto Rodborough Hill. Take your first turning on the left into Rodborough Avenue and follow to the end, you will see Kingswood as denoted by our for sale board on the right hand side. Parking is just to the side of the garden.



Rodborough Avenue, GL5

Approximate Area = 2320 sq ft / 215.5 sq m

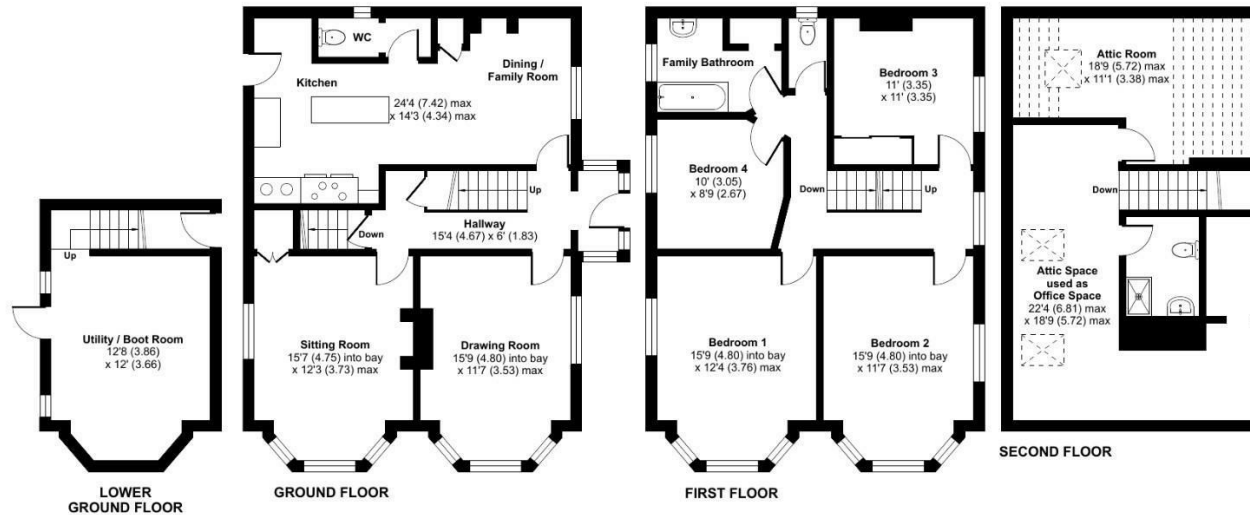
Limited Use Area(s) = 99 sq ft / 9.2 sq m

Total = 2419 sq ft / 224.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1028006

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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