

FIELD ROAD



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

12 FIELD ROAD RODBOROUGH, STROUD, GL5 3SR

Offers over £255,000

Description

'Please note a small part of the kitchen has been registered at the Land Registry, and will be offered at completion, with possessory title.'

This is a great opportunity, especially as it is chain free, walking distance of the station, set in the heart of Rodborough. THE MARKETING PRICE REFLECTS THE TITLE

A delightful three storey cottage tucked away and set back from Rodborough Hill. This cottage provides wonderful views at the rear, wealth of period features throughout with a very secluded garden on two levels with a fantastic hobby room/workshop.

Internally, entrance hall, stairs leading to the first floor and door into a lovely sitting room. Spacious modern bathroom suite. Bathroom comprises of bath with shower over and window to the front, with great storage space under the stairs.

Sitting room with window overlooking the rear garden, fireplace having log burner inset. Further area provides an ideal location for home office. Ornate window to the rear, opening to a dining kitchen.

Fitted dining kitchen with a range of white base units, wall mounted shelving, work surfaces in white, single oven with gas hob, and extractor. A door and window overlook the garden with space for four-seater dining table and chairs.

To the first floor a good-sized single room to the front with storage over the stairs. A double bedroom to the rear with window offering a wealth of natural light looking to the garden and lovely views across Stroud and beyond. Both rooms have exposed floorboards.

A further staircase provides access to the attic space, due to this being converted many years ago it would not be compliant with current building regulations. This is not being classed as a bedroom. Having two Velux windows to the rear providing amazing views with some restricted head height. Ideal home office/hobby or occasional guest space. The room has been used by the current owner as a bedroom.

Outside a side gate provides access to the garden along with a right of access for the neighbouring property. We are informed this is used on rare occasions. A secluded garden on two levels with a sun terrace. Steps down to a lovely private lawn area surrounding by mature planting. In the corner an outbuilding ideal as a workshop/hobby room and further smaller outbuilding which currently houses the washing machine and tumble drier.

Overall, a great cottage set in the heart of Rodborough such a well-regarded community.

Offered to the market with no onward chain.

AGENTS NOTE

The garden will be sold with a statement of truth and indemnity policy as it has been incorrectly registered to the neighbour, 'Please note a small part of the kitchen has been registered at the Land Registry, and will be offered at completion, with possessory title.'

- COMPETITIVELY PRICE AS THE PROPERTY HAS A POSSESSORY TITLE WHICH RELATES TO THE KITCHEN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Sitting room with study area, views to the garden, lovely inset log burner
- To the first floor a double room with lovely views across the valley and single bedroom to the front
- The marketing price reflects the title on offer at completion, set in the heart of Rodborough
- Entrance hall with stairs to the first floor, downstairs bathroom
- Fitted kitchen with dining area and door opening to the garden
- Stairs lead up to the attic (Due to no building reg's an attic used as a study)





Location & Amenities

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.



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 A and EPC rating D

Directions

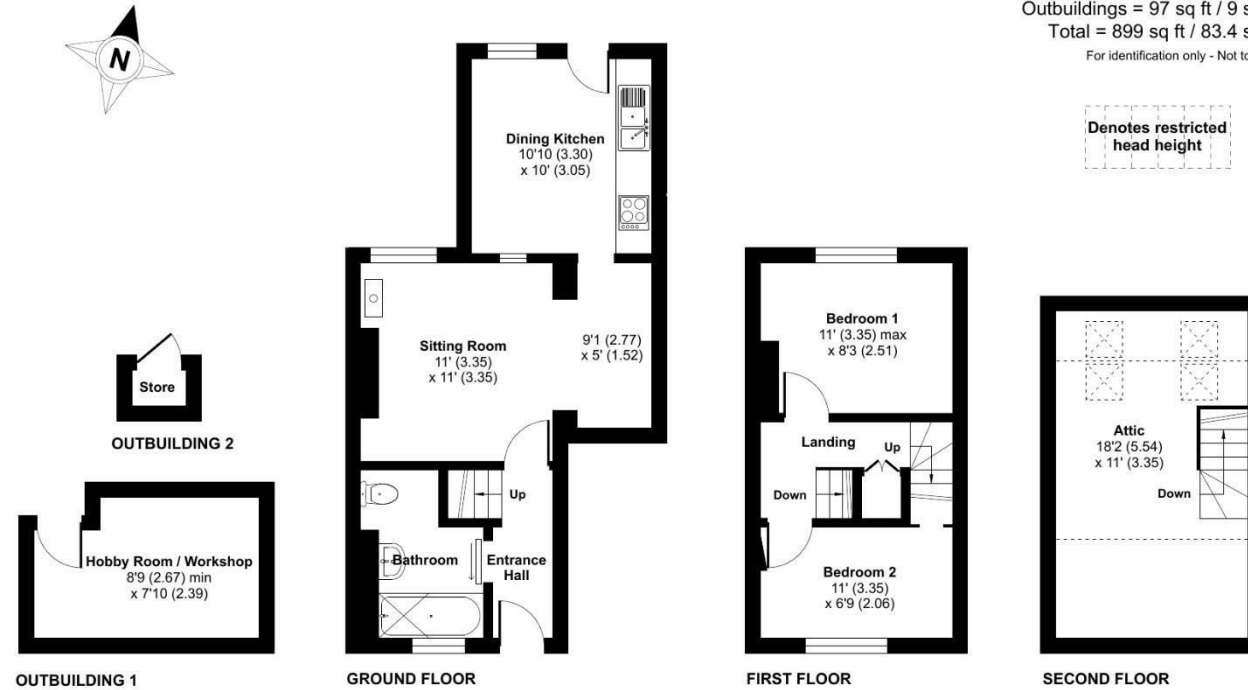
From the centre of Stroud, take the first exit at the Ecotricity roundabout, then the first exit at the next roundabout. At the third roundabout, take the second exit leading onto Bath road. After a short distance, turn left onto Rodborough Hill. Follow up the hill and just before Queens road on the left a turning on the right into Field Road. ****Parking on Rodborough Hill as pedestrian access only****



Field Road, Rodborough, Stroud, GL5

Approximate Area = 714 sq ft / 66.3 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Outbuildings = 97 sq ft / 9 sq m
 Total = 899 sq ft / 83.4 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). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1147624

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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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