



*A* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE







# 1 FROME VILLAS, 25 BATH ROAD, RODBOROUGH, STROUD, GL5 3JR

## *The Property*

This is a beautiful example of a period four storey town house, conveniently located to all Stroud has to offer. Easy walk to town and the railway station. Benefitting from parking to the rear, access from Rodborough Hill. The current owners have enjoyed this house as a family for over 7 years.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. A wealth of character features throughout the property, picture rails, pine doors, exposed brickwork and period windows along with high ceilings.

Side entrance leads into the hallway with stairs to the first floor and stairs to the basement, utility/playroom.

Sitting room to the front with two windows providing garden views, period picture rails and fireplace with log burner inset. A delightful dining room with a wealth of light, exposed brick fireplace used as bookcase and storage. This opens to the kitchen.

A galley style fitted kitchen with a wealth of wall and base units along with built-in oven, hob and extractor. Window to the side with door providing access to the garden. Downstairs cloakroom so handy for a family all with modern fitments. This completes the ground floor.

Downstairs to a fantastic basement converted to be a utility and playroom area. A wonderful surprise as you proceed downstairs with a range of wall mounted storage cabinets. To the base of the stair's further storage units floor to ceiling. This room was tanked some years ago by the previous owners making it a very useful room with window to the front. To one wall having utility cupboard housing appliances. Further range of cabinets and shelving perfect for toys. Space to play.

To the first floor two delightful double bedrooms. Bedroom one with original fireplace inset and either side fitted wardrobes that provide great space. Window to the front with views of the garden and mature trees. Bedroom two to the rear with window overlooking the garden and original fireplace inset.

Stairs lead to the second floor landing with access to the loft with drop down ladder and doors to bedroom three and family bathroom.

Bedroom three a double bedroom with window to the front, under eaves storage and original fireplace inset. Completed by a modern family bathroom with a large picture window to the rear, storage into the eaves a P shaped bath with shower over and heated towel rail. A wealth of natural light.

This property along with neighbouring properties has always had accommodation over two floors upstairs.

Overall, a home that offers charm and character throughout. Located in such a great spot to enjoy all Stroud has to offer, a short walk to the station with wealth of walks along the canal or on Rodborough Common. Situated in a great community.









## Outside

### Outside

To the front a large area of lawned garden with planting of fruit trees and vegetables and play area along with wild garden.

A garden gate onto the Bath Road. Side path leads to the rear garden.

To the rear a terrace with a shared pathway between neighbours with tiered gardens, decked area and sun terrace. A lawn at the rear with large garden store/shed leading to the parking area for two small cars or one large car.

A short walk to amenities, station and school, such a convenient location.



## 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 E







## Location

The property benefits from being a short walk to a convenience store, The Clothiers arms and also the very popular primary school on Rodborough Hill. Further benefitting from walking distance to Stroud centre, railway station along with fantastic walks along the canal path. A longer walk/short drive from the house provides the most picturesque Minchinhampton Common where you can get lovely ice cream from Winstone's Parlour or a bite to eat at The Old Lodge or The Bear at Rodborough Hotel.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Stroud has been described as "The Covent Garden of the Cotswolds". Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre is a fantastic attraction.

An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Good transport links with London Paddington by train and Bath and Bristol by car.



## Directions

From the main island outside Ecotricity go straight across heading towards Nailsworth on the A46 Bath Road. Take the turning on the left to Rodborough Hill and take the first turning on the right into Spillmans road, follow up the hill and down to the back of this property. You will see a large garden shed in front of the parking area.







## Bath Road, Stroud, GL5

Approximate Area = 1033 sq ft / 95.9 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Shed = 95 sq ft / 8.8 sq m

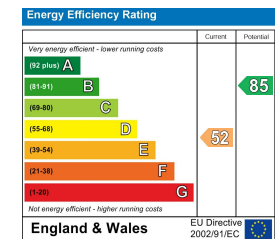
Total = 1233 sq ft / 114.4 sq m

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). © nrichcom 2023. Produced for AJ Estate Agents of Gloucestershire. REF: 1017961



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