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ELM  
COTTAGE

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

## *The Property*

Elm Cottage is a beautifully presented, detached stone cottage that has been cherished by its current owner for over 25 years. During this time, the property has been thoughtfully extended and modernised, blending traditional charm with contemporary comforts to create a warm and welcoming home.

A characterful approach leads directly into a spacious snug, featuring wooden flooring, a fireplace with a gas log burner, and a front-facing window that fills the space with natural light. From here, stairs rise to the first floor, with doors opening into both the sitting room and the kitchen/breakfast room.

The sitting room is a cosy retreat, showcasing exposed stonework and a brick fireplace with a wood-burning stove. A door leads through to a generous utility room, offering a range of units, space for appliances, access to the airing cupboard, and a door to an Sun terrace. A wet room completes this area.

The kitchen/breakfast room is well-equipped with a variety of base and wall-mounted units, integrated appliances, and a breakfast bar, all set against the backdrop of far-reaching countryside views. Stairs lead down to the lower ground floor, while French doors open into the garden/dining room, where you can relax and take in the stunning views. From here, doors lead out onto a superb sun terrace.

Upstairs, the master bedroom suite with three windows making the most of the panoramic views and a en-suite shower room. A second double bedroom with built-in storage, a further single bedroom, a family bathroom, and linen cupboard on the landing complete the first floor.

On the lower ground floor, a wonderfully flexible open-plan space combines a sitting area, sleeping area, kitchenette, and shower room. With its own access to the garden, this space is ideal for use as a self-contained annexe, potential Airbnb, or accommodation for a relative.

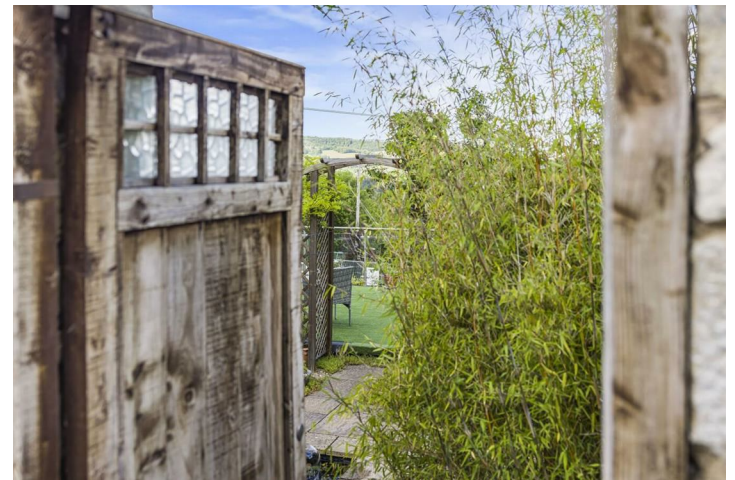
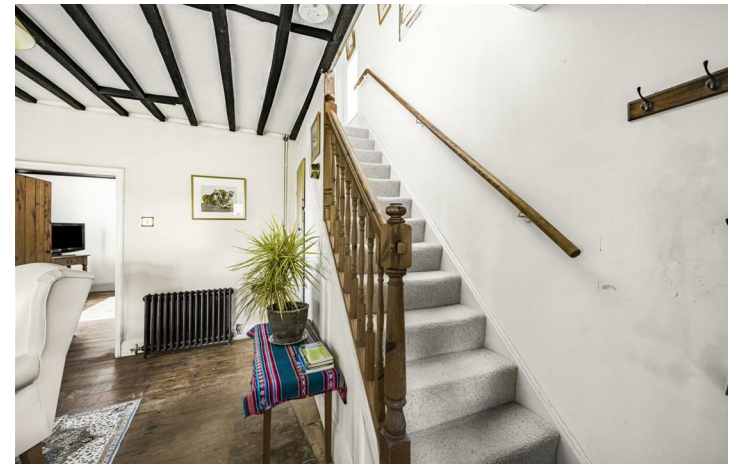
Overall, Elm Cottage is a charming and versatile home that offers breathtaking views, flexible living arrangements, and income-generating potential perfect for a variety of lifestyles.

### AGENTS NOTE

Stamp Duty at £595,000

First time buyers and Moving home £19,750

Additional home £49,500









# Outside

## Grounds

The garden/dining room opens out onto a beautiful balcony, finished with AstroTurf and framed by sleek glass balustrades, offering breathtaking views across Stroud and beyond. An archway leads through to a private sun terrace, ideal for alfresco dining, while a set of steps guides you down into the garden.

Beyond the arch, you'll find a secluded paved terrace, bordered by traditional drystone walls and featuring an ornate gate opening onto Butter Lane. This peaceful corner includes a log store and direct access back into the cottage, creating a truly tranquil retreat.

From the main balcony, stone steps lead down to a lawned garden, complete with stepping stones that wind towards a raised decked terrace—perfect for relaxing or entertaining. The garden opens onto a chipped driveway, providing off-road parking for two to three vehicles, and access to the integral garage, which benefits from an electric door.



## 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

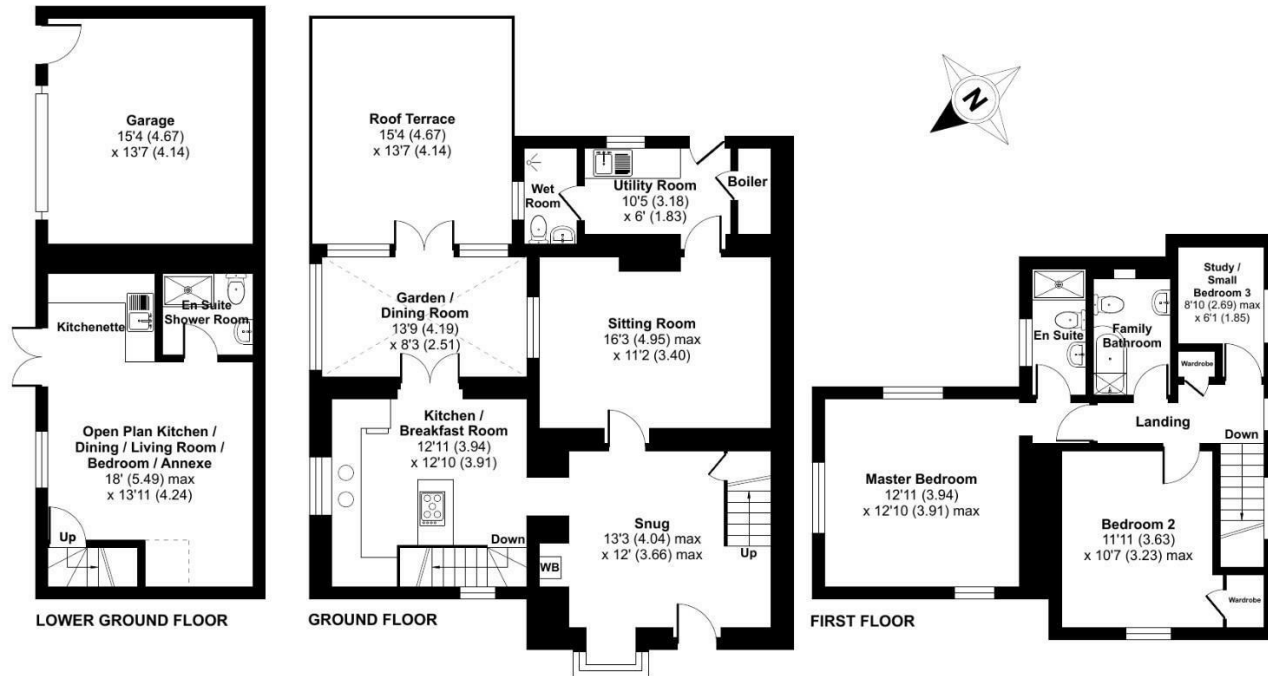
From outside Ecotricity building at the roundabout follow the signposts for A46 Bath road towards Nailsworth. Take the left onto Rodborough Hill just before the traffic lights. Continue up this road towards Rodborough common. Take the left opposite the Prince Albert inn onto Butterow West, continue along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



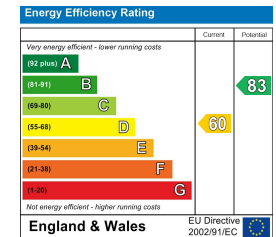
## Elm Cottage, Butterrow West, Stroud, GL5

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). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 933100



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