



Cavendish Villa, Rodborough, Gloucestershire, GL5 3LE
Asking Price £675,000

Cain & Fuller

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VIEW OUR AMAZING VIRTUAL REALITY TOUR ON THIS PROPERTY !! A unique opportunity to acquire a flexible family living space having benefited from a program of sympathetic refurbishment in recent years to now present a stunning Victorian period home. The accommodation is set out over four floors including a virtually self contained lower ground floor with independent facilities. The main family house benefits from light and airy reception space leading to a comprehensively fitted contemporary kitchen/break fast room with good access onto the rear garden. To the first and second floor there is area a selection of four family sized bedrooms, main bathroom and a range of walk-in storage space, all with pleasant views over the surrounding village. Externally to the front of the house there is off road parking for two cars with pathway to entrance door. The rear garden is of a good size, mainly laid to lawn with established patio to the rear of the house. A garden which offers a safe and secure environment for small animals or young children. We urge early viewing of this flexible family living space through Cain & Fuller Estate Agents.

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Location

The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and pubs as well as local shops. Nearby Stroud has several major supermarkets, as well as a cinema and award winning Farmers Market. The area offers a good choice of schools in both the state and private sector. Stroud, Gloucester and Cheltenham all have sought after grammar schools and in the private sector, Beaudesert Park school is only a short drive away, across the common. London is circa 2 hours by road or 90 minutes from Stroud mainline station within walking distance of the house, and the M5 is also easily accessible.

Rodborough

Rodborough is the civil Parish to the district of Stroud and the Parish includes the settlements of Bagpath, Butterrow, Kingscourt, Lightpill and Rooksmoor. Rodborough offers two primary schools, catchment to four secondary schools, several Public Houses such as The Prince Albert and The Bear Of Rodborough, good access to Rodborough Common and the renowned Winstones ice cream factory, local clubs which include a football and rugby club, and for children there are several playgrounds and community halls.

Description

This attractive Victorian family home has accommodation set out over four stories ideal for the growing family with a selection of five bedrooms and three reception rooms, modern contemporary bath and shower rooms and a large and comprehensively fitted kitchen/breakfast room with direct access onto a large decked area with superb views across the valley. The main living rooms are located on the ground floor and offer light and attractive living space with a selection of period features including Victorian fireplace, cornice to ceilings and a selection of attractive and practical floors. An additional stair case gives access to the lower ground floor, a great benefit of the house benefiting from a reception room, bedroom, fully refitted contemporary family shower room and own kitchen area with independent access onto the rear garden ideal for teenagers and additional family members.

Outside

To the front of the house there is off road parking for two cars on a gravelled driveway with pathway to entrance door. The rear garden provides a safe and secure environment for small animals or young children with a large lawn and patio area to the rear of the house. There is access to a raised deck area which leads directly off the main kitchen. Access at ground level to the lower ground floor which creates a separate living area to the main house.

Council Tax

Band C

Tenure

Freehold

Viewing

Through Cain and Fuller in Cirencester

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

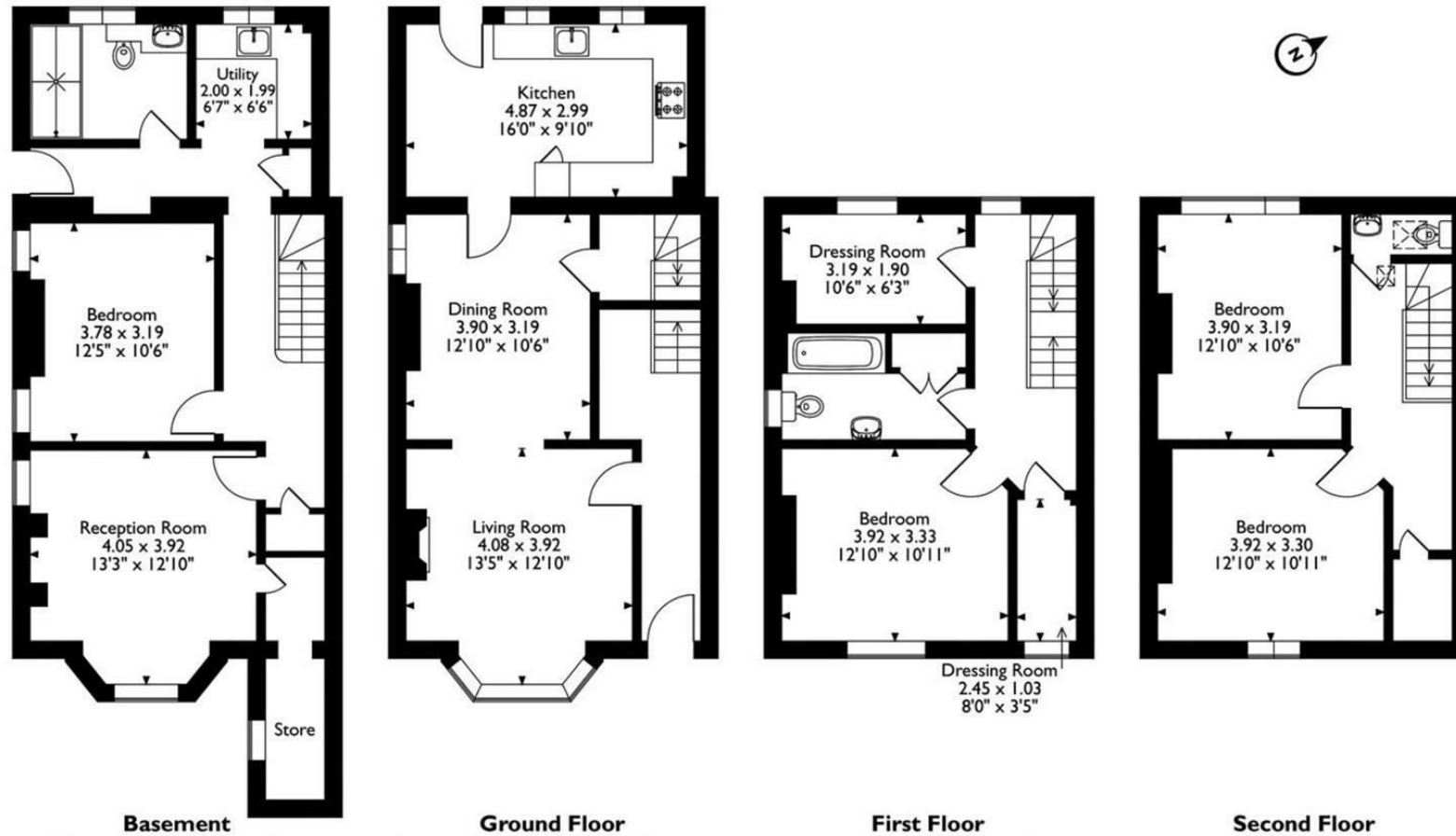
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller





Approximate Gross Internal Area 189 Sq M/2034 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative