

# THE LODGE

PRIVATE ROAD, RODBOROUGH COMMON, GLOUCESTERSHIRE



Stroud 2 miles, Minchinhampton 2.5 miles, Nailsworth 3.5 miles, Cirencester 11 miles, Cheltenham 15 miles, M5 (Junction 13) 6 miles, Stroud Station 2 miles (London Paddington from 69 minutes) (All times & distances approximate)

## A DETACHED TWO BEDROOM COTSWOLD STONE HOUSE WITH A SOUTH FACING WALLED GARDEN AND PARKING, SITUATED ON A PRIVATE ROAD CLOSE TO THE COMMON.

**Ground Floor:** Entrance Hall • Sitting Room • Kitchen Pantry • Laundry Room • Dining Room • Study  
Two Double Bedrooms • Bathroom • Shower Room

**Outside:** Garden with Terrace • Pond • Summer House Greenhouse • Parking • Detached Garage

Butler  
Sherborn

**Cirencester Office:** 43-45 Castle Street, Cirencester, Gloucestershire, GL7 1QD T 01285 883740  
E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office:** 40 St James's Place, London, SW1A 1NS. T 0207 839 0888 E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)

### DESCRIPTION

Quietly situated on a tree-lined private road at the edge of Rodborough Common, The Lodge offers spacious accommodation arranged over a single storey. This much loved home has been well maintained and is complemented by a tranquil south-facing garden as well as parking and a detached garage.

### ACCOMMODATION

A clematis adorned porch with front door opens to the entrance hall. From the hall is the generous sitting room which has high ceilings and a gas fire with stone surround. The room is flooded with light from glass doors that open to the garden. Internal double doors open to the dining room which also benefits glass doors to the outside terrace creating a lovely flow from inside to out. The kitchen has a range of fitted units with integrated appliances and a central island with breakfast bar. Off the kitchen is a useful pantry, walk-in cupboard, and a laundry room with space and plumbing for a washing machine and tumble dryer. The kitchen flows back to the entrance hall where there is a small study and practical coat cupboard. An inner hallway leads to a double bedroom with built-in storage and adjacent bathroom. The main bedroom is situated at the end of the house and is dual aspect with built-in wardrobes. Adjoining the bedroom is a generous size modern shower room with a walk-in shower.

### OUTSIDE

Discrete electric gates open to the gravelled driveway to the front of the house offering parking for several cars as well as a detached garage and a greenhouse. There is access from either side of the house to a beautifully landscaped walled garden which is partly laid to lawn with well stocked borders and a terraced area. The pond, with cascading water feature, sits underneath three impressive palm trees. There is also a summer house with power and light.



## SITUATION & AMENITIES

Rodborough Common is an Area of Outstanding Natural Beauty and Conservation area where cows and horses roam freely. The Bear of Rodborough Hotel is a short walk away, as is the well-known Winstone's Ice Cream Shop. Nearby Minchinhampton, an attractive wool town, is a short drive away and offers a wealth of excellent facilities including post office, library, primary school, shops, two cafes and a dining pub, The Crown.

A wider range of shopping is available in the nearby market towns of Nailsworth, Cirencester, Tetbury and Stroud (with its award-winning Farmers' Market). The larger commercial centres of Cheltenham, Gloucester, Bristol provide a more extensive range and variety of shopping, recreational and cultural facilities.

Road links connect to the M5 (Junction 13) and the M4 (Junction 15). Regular trains to and from Stroud Station to London-Paddington take about 85 minutes.

Local Schools in the area include primary schools in Rodborough and Minchinhampton. Further schools, state and private, include Beadesert School, Westonbirt School, Marling School and Wycliffe College (both in Stroud) and Cheltenham Boys and Ladies College.

## SERVICES

Mains water (stopcock in laundry room), electricity and gas. Water softener (block salt fed located in laundry room). Private drainage (septic tank in neighbour's garden). Gas central heating (boiler in the loft). Underfloor heating to the hall, kitchen/dining room and bathrooms. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are the carpets and wall light fittings.

Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## TENURE

Freehold

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Rights of Way:** The Lodge has a right of access across Private Road to the property. The property is responsible for a £110 per annum payment for the maintenance, repair, and upkeep of Private Road with payments being made at the beginning of each calendar year.

## LOCAL AUTHORITY

Stroud District Council

## COUNCIL TAX

Band F

## VIEWINGS

Please telephone Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)



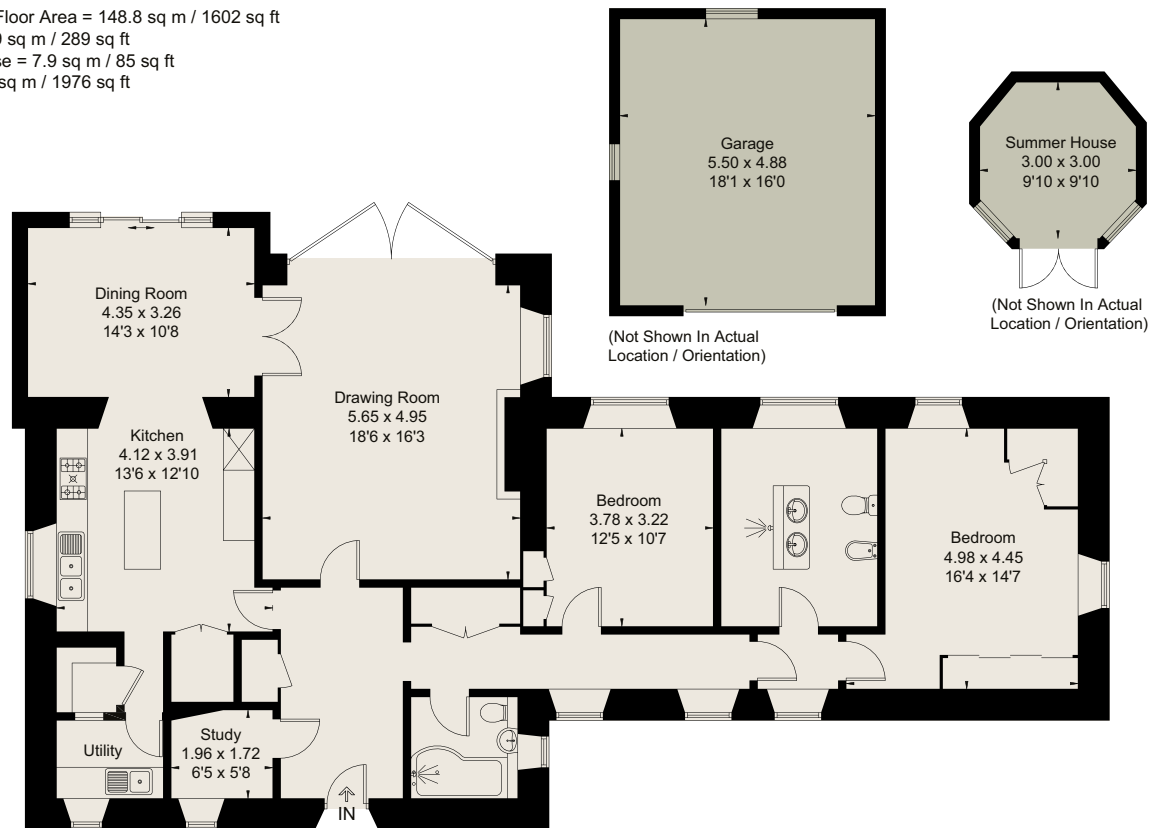


## DIRECTIONS (POSTCODE GL5 5BT)

From Cirencester, take the A419 Stroud Road. After about 7 miles, at Aston Down Airfield, turn left, signposted to Minchinhampton. Continue straight past The Ragged Cot public house and over the cattle grid. The road continues for a further 3 miles over the common. After the Bear of Rodborough Hotel, take the second left turn and Private Road can be found 100 meters on the left hand side. The Lodge is the second house on the left.

What3Words: sampling.described.loops

Approximate Floor Area = 148.8 sq m / 1602 sq ft  
 Garage = 26.9 sq m / 289 sq ft  
 Summer House = 7.9 sq m / 85 sq ft  
 Total = 183.6 sq m / 1976 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65436

**DISCLAIMER** 1. 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. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. 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. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. 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. Photographs taken: February 2024. Particulars written: March 2024. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



www.butlersherborn.co.uk

