



BURWOOD, RODBOROUGH COMMON



# BURWOOD, OVER BUTTERROW, RODBOROUGH COMMON, STROUD, GL5 5BP

NESTLED IN THE PICTURESQUE HILLTOP LOCATION OF OVER BUTTERROW, COMMANDING FAR REACHING VALLEY VIEWS, SITS THIS DETACHED AND EXTENDED SEMI-RURAL DETACHED RESIDENCE, PROVIDING A GREAT OPPORTUNITY FOR MULTI-GENERATIONAL LIVING.

## *The property*

Situated on a private road directly off Rodborough Common, and set within mature grounds measuring just over half an acre, Burwood offers spacious accommodation equating to 3,343 sq. ft.

For nearly thirty years, this much-loved home, created by the sellers, has been a dream place to raise their growing family, but now it's time to allow the next owners to design their perfect property.

Entry via a central front door provides access to the main house, with a separate side entrance leading into the annexe area. The main residence is positioned on a higher level with the annexe interconnecting by stairs and a door.

The layout is clearly shown in the floorplan, however until you enter you do not really appreciate the versatility and delightful open wooded aspect across the valley.

Located off the main hall, are the home office, small study, cloakroom, inner hall and sitting room. This principal room benefits from a delightful bay with sliding patio doors opening out onto the raised terrace with breathtaking views. Also off the hall is the central open-plan hub of the home; the fitted kitchen with built-in appliances opens into a family room, with sliding doors out onto the terrace. Folding doors open into the dining room with access to a further door at the front, in addition to the generous utility.

## ACCOMMODATION

*Five Reception Rooms • Two Kitchens • Two Utility Rooms  
Five Bedrooms (two with Ensuites) • Family Bathroom  
Two Cloakrooms • 38 ft Decked Terrace • Balcony*

The useful guest quarters offers substantial independent living, however with some re-configuration it could be adapted to create an exciting wing to the main house (subject to building regulations).

Upstairs the family utilise the whole floor which provides good-sized bedrooms. The main bedroom suite has fitted wardrobes, an ensuite shower room and a delightful balcony with superb views. Three further double bedrooms are serviced by the family bathroom.

**Heating:** The main residence has oil fired central heating and two wood burners; one in the sitting room and the other in the family room. The guest suite has electric heating.

**Ofcom:** Broadband – Standard and Super-Fast available. Mobile Coverage – EE, Three, O2 and Vodafone are limited inside.



## Situation

Over Butterrow is a Private Road located off Rodborough Common. Within the Cotswold Area of Outstanding Natural Beauty this special setting is surrounded by National Trust Commons, together creating over 650 acres of open space, free for anyone to enjoy, including the cows and horses. The Bear of Rodborough Hotel and the locally famous Winstones Ice Cream factory are both within easy walking distance. Stroud Train Station offers direct train links to London (Paddington) circa 90 minutes. The pretty centre of Minchinhampton is found nearby however the closest urban centre is Stroud. Having grown from the industrial revolution, the historic links can still be enjoyed with the restoration of the canal system. Stroud provides a variety of major supermarkets, including Waitrose, in addition to an award-winning Farmer's Market and the recently rejuvenated food hall in addition to a cinema complex and leisure centre. Nearby Nailsworth is a thriving Cotswold market town with a selection of small boutiques, artisan shops and eateries. Beadesert Park School, an independent school, is found across the Common and Wycliffe College in Stonehouse is another local private school option. There are two local grammar schools - Marling for boys and Stroud Girls High School.

### **WITHIN EASY REACH...**

*Minchinhampton 2.4 miles*

*Stroud 1.9 miles*

*Nailsworth 3.3 miles*

*Cirencester 12.6 miles*

*Cheltenham 15.3 miles*

*All distances are approximate*





# Outside

With mature grounds of just over half an acre, there is more than ample outdoor space to enjoy family life within beautiful surroundings.

Access to the gravelled drive is across a neighbour's drive of which Burwood has rights of access. There is space to park several vehicles. A further narrow drive leads to the double garage set at the rear of the house. This can be utilised for motorbikes, a workshop, or storage, catering for various needs and hobbies. (We suspect the garage roof is made from asbestos).

A large lawned area is home to raised vegetable beds, a further decked area, a garden studio and a wonderful wildlife haven within the woodland section.



**Legal Matters:** There are covenants and rights affecting this house – please ask for a copy of title register.

**Private drainage:** The septic tank is used by four houses, including Burwood. It sits within the grounds and the costs of regular emptying are shared four ways.

**Private Road Charges:** Over Butterow Residents Association – each property pays an annual fee to cover costs, 2024 it was £100. This covers the maintenance of the cattle grid and Private Road, as well as the upkeep of the central communal green and hedgerows.

## OUTSIDE

*Private Parking*  
*Double Garage*  
*(not suitable for cars)*  
*Garden Studio*

*Total grounds measure*  
*0.554 acre in total*

## Useful Information

**Tenure:** Freehold.

**Postcode:** GL5 5BP.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band E and EPC rating D for Main House and Annexe.

Approximate Gross Internal Area = 310.6 sq m / 3343 sq ft  
 Outbuildings = 46.1 sq m / 496 sq ft  
 Total = 356.7 sq m / 3839 sq ft

### Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

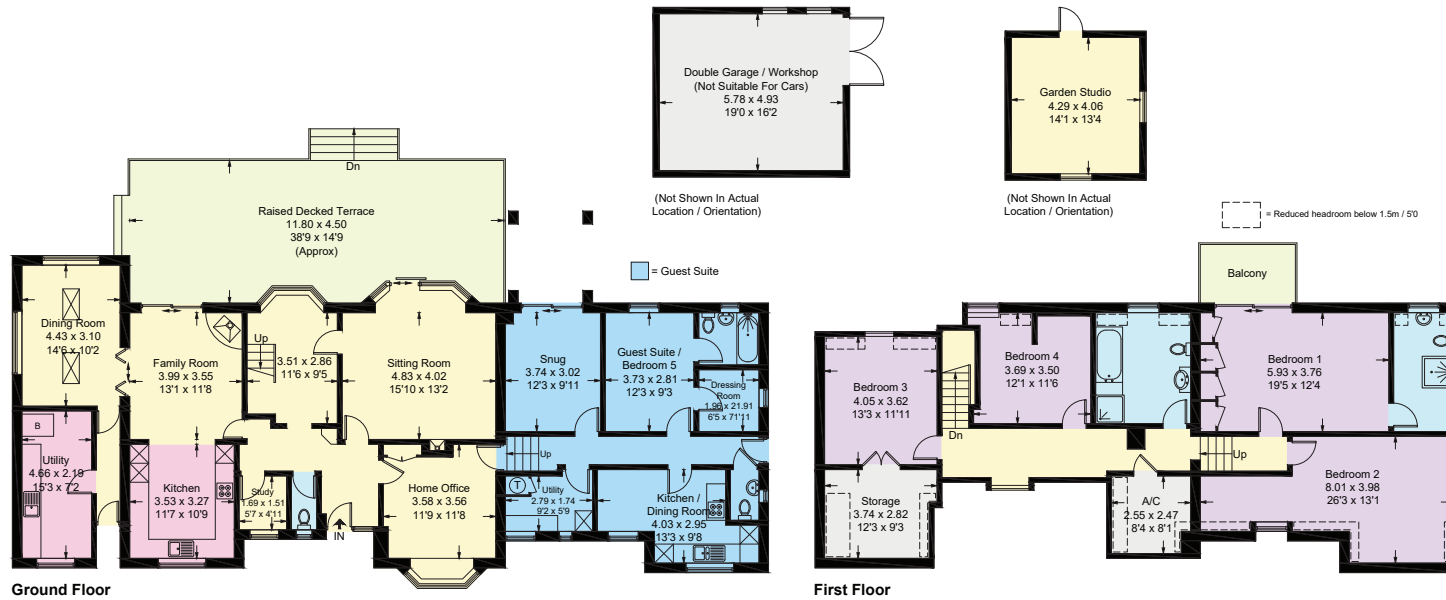


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WHITAKER  
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ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.