

46
BOWNHAM MEAD



WHITAKER
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46, BOWNHAM MEAD, RODBOROUGH COMMON, STROUD, GL5 5DZ

LOCATED OFF RODBOROUGH COMMON, WITH VIEWS OVER THE GREEN, LIES THIS FASHIONABLE AND WELL PRESENTED DETACHED FIVE BEDROOM HOUSE WITH DOUBLE GARAGE.

The property

This well-presented and fashionable detached house, built by Redcliffe Homes, is located on a Private Road in Bownham Mead, directly off the picturesque area of Rodborough Common.

Built in 2017, in a sought-after conservation area, this residence provides well-designed accommodation commencing with an imposing entrance hall with an impressive central staircase rising up to the first level. A superb open-plan kitchen/breakfast room fitted with plentiful built-in appliances, a central island and French doors out onto one of the two patios, is very much the heart of the home. Benefitting from two principle reception rooms, one with an attractive stone fireplace and woodburner with further French doors opening out onto a patio, makes the perfect place for entertaining guests or relaxing with family. Also on the ground floor is a useful utility and cloakroom.

With five bedrooms and three bathrooms (including

two ensembles), this property provides ample space to create the living area you and your family require. Currently, two of the smaller bedrooms have been designed and fitted as two individual home offices. The contemporary design of the property provides a comfortable and stylish environment for its residents.

There are restrictive covenants, please ask for further details.

An annual residential management fee covers maintenance and up-keep of all communal areas in addition to various insurances. In 2023, the costs were £315 per household.

Heat source: Gas central heating and a wood burner.

Ofcom: Broadband: Superfast available. Mobile coverage: Outdoor - likely and indoor - limited.





Guide price
£925,000

- *Imposing Entrance Hall*
 - *Living Room*
 - *Kitchen/Breakfast Room with central island*
 - *Formal Dining Room*
 - *Utility and Cloakroom*
 - *Two Bedrooms with Ensuites*
 - *Three further Bedrooms*
 - *Family Bathroom*
 - *Landscaped Gardens*
 - *Detached Double Garage and Parking*
-

WITHIN EASY REACH...
Stroud Train Station 2.3 miles
Stroud 2.4 miles
Minchinhampton 2 miles
Nailsworth 2.9 miles
Cirencester 12.1 miles

Outside

An attractive block-paved drive leads off from the Private Road to a parking area and gives access to a detached double garage. Beech hedging provides and all year round natural division for the small front level lawn. Gated pathways either side of the house lead to the rear garden which is enclosed and landscaped. Mainly laid to level lawn with a bank of pleached beech trees, a mature ash tree, further beech hedging on both side boundaries, two great patio areas, one directly from the house and the other behind the garage, great for al fresco dining, a garden shed and raised flower/veggie beds all help to create different and interestingly outdoor spaces. The detached garage has two electric vehicular doors plus power and light.

Situation

Bownham Mead is sat in the Cotswold Area of Outstanding Natural Beauty off Rodborough Common. This special setting is surrounded by National Trust Commons, together creating over 650 acres of open space. 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. Minchinhampton village has a grocer shop, butcher shop, chemist, doctors surgery and a primary school. 'Minch' golf club has three courses, one of which is on the NT Common opened in 1889. Stroud, a larger urban centre, provides a variety of major supermarkets, including Waitrose, in addition to an award-winning Farmer's Market. Nearby Nailsworth is also a popular Cotswold market town. Beaudesert 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. Closest motorway junctions are M4 (junction 15) and M5 (junction 13).



Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft
 Garage = 33.3 sq m / 358 sq ft
 Total = 210.1 sq m / 2261 sq ft

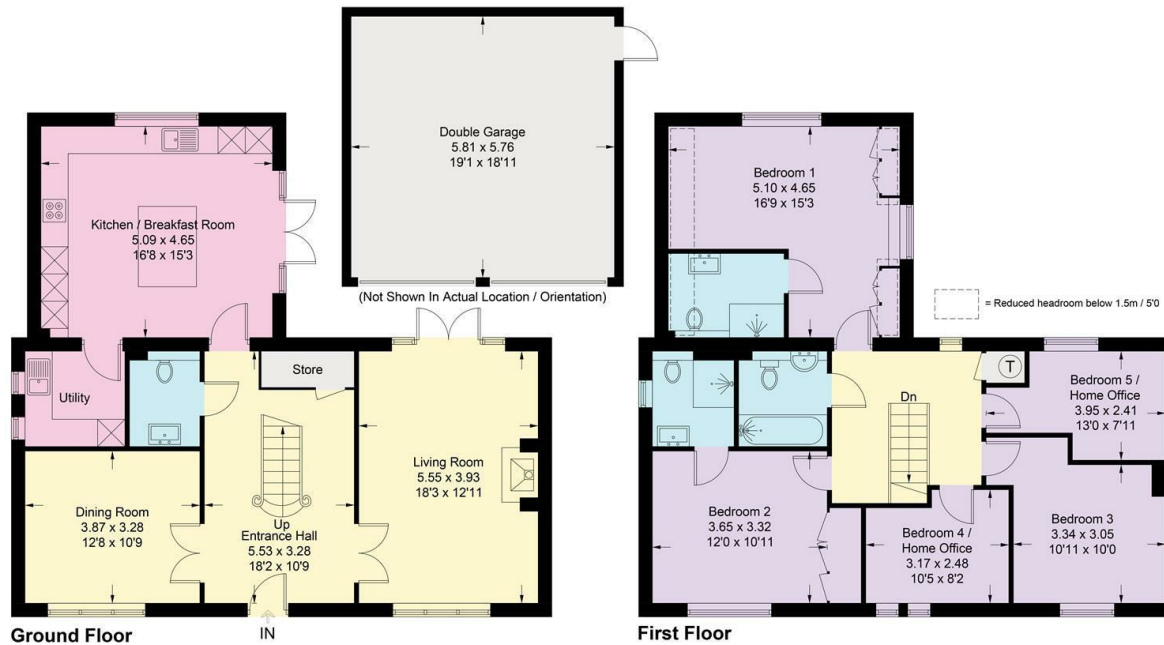


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107183)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL5 5DZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band F and EPC rating B

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.

