



ROBIN HILL, RODBOROUGH COMMON



ROBIN HILL, 75 BOWNHAM PARK, RODBOROUGH COMMON, STROUD, GL5 5BZ

BACKING ONTO NATIONAL TRUST COMMON, THIS EXTENDED AND BEAUTIFULLY PRESENTED DETACHED HOME IS SET WITHIN STUNNING GARDENS OF JUST OVER HALF AN ACRE.

The property

Nestled on a private residential road in an elevated position with far-reaching views, this impressive and significantly improved modern detached family home awaits.

Having undergone a remarkable transformation, including an imaginative rear extension and the installation of aluminium double glazing, this residence now offers fabulous contemporary open-plan living.

The central and welcoming hallway, featuring a sweeping iroko staircase, provides access to all ground-level rooms, except for the utility room conveniently located off the kitchen area. Double wooden doors with glazed panels open directly into the formal drawing room, which enjoys a pleasant front aspect and a central focal feature of a stone fireplace with a built-in wood burner. Further double wooden doors with glazed panels lead into the outstanding kitchen/dining/family room extension. Flooded with natural light through a

wall of bi-fold doors, windows, and skylights, this amazing living space truly forms the heart of the home.

At one end of this room, a well-designed kitchen area boasts built-in appliances and a central island, with a French oak worktop, perfect for budding chefs. At the other end, a contemporary cylindrical gas burner adds a cozy touch. This room also features underfloor heating. A landscaped semi-circular courtyard with beautiful Cotswold stone walls and cottage-style planting creates a fabulous outdoor space that seamlessly connects the garden to this room – a truly special area.

The extra reception room with bay window seat is currently set up as a home office but offers versatile use as a playroom, music room, or hobbies room. Additionally, this level includes a cloakroom and a utility room with further storage, including space for the boiler and an outside door.

ACCOMMODATION

*Hall • Home Office • Drawing Room • Magnificent Kitchen/Dining/
Family Room • Utility • Cloakroom • Main Bedroom with Ensuite
Shower Room • Three Further Bedrooms and Family Bathroom*

Upstairs, the generous landing offers additional storage. The main bedroom, with its attractive outlook, benefits from fitted wardrobes and a stylish refitted ensuite shower room. The large second bedroom, featuring dual aspects and fitted wardrobes, provides ample space for a separate dressing area or study space. Three further bedrooms and a fashionable family bathroom complete this first-floor level, with access to the unconverted attic. Both the ensuite and the family bathroom enjoy underfloor heating.

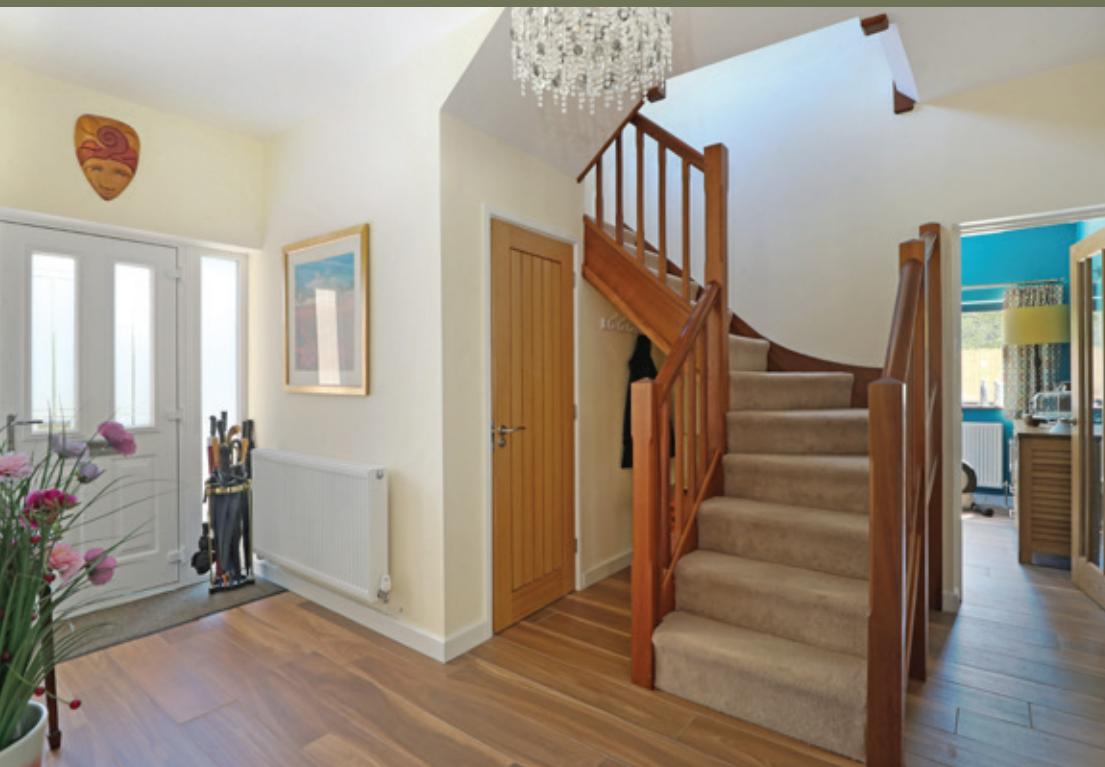
Bownham Park Residents Association – annual charge per household is £220.

Restrictive Covenants – please ask the agent for more details.

Heating: Gas central heating, partial underfloor heating and a wood burner.

Ofcom: Broadband – super fast available.

Mobile coverage: Indoor – limited and Outdoor – likely.



Situation

Bownham Park is sat in-between Rodborough and Minchinhampton Commons.

Within 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, 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. 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 - Marling for boys and Stroud Girls High School.



WITHIN EASY REACH...

Minchinhampton 1.9 miles

Nailsworth 2.6 miles

Stroud 2.5 miles

Cirencester 12 miles

Cheltenham 16 miles

Tetbury 7.8 miles

All distances are approximate





Outside

Impressive detached garaging with electrically operated garage doors, workshop, gardener's WC, roof terrace and clock tower. Plentiful parking. Stunning courtyard. Superb grounds: lawn, woodland, substantial shed, greenhouse. Total plot measures 0.6 acres. It is also one of only a few homes with direct pedestrian access to Minchinhampton Common.

The 0.6-acre grounds of Robin's Hill are extraordinarily beautiful and meticulously designed. The open-plan front lawn offers an unobstructed view from the private residential road, enhancing the property's appeal. The driveway, a combination of block paving and gravel, provides ample private parking for several cars. Additionally, the substantial detached garaging offers space for three vehicles, a workshop, and a gardener's WC. External steps lead to a wonderful roof terrace over the garage, a perfect elevated spot to enjoy far-reaching views and a cup of coffee while watching the children play in the extensive grounds below.

The large, level lawn opens opportunities for various activities and hobbies. With planning permission, there is ample space for a pool or tennis court. Adjacent to the lawn is a well-managed woodland with a pathway leading to a gated pedestrian access onto the National Trust common.

A recent addition to the garden is the sunken, half-moon shaped courtyard. A magnificent modification that has transformed it into a secluded terrace surrounded by Cotswold stone walls and scented planting. Using porcelain tiles creates the illusion of an outdoor room. The property also includes a greenhouse to the side and a useful shed at the bottom of the garden.

Robin's Hill is an exceptional family home where the grounds are as exciting and inviting as the living space itself.



Useful Information

Tenure: Freehold.

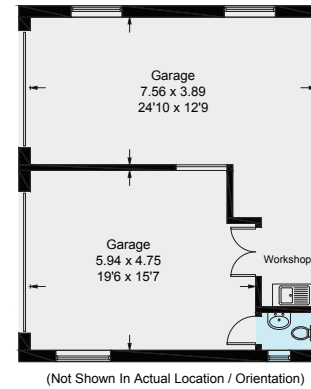
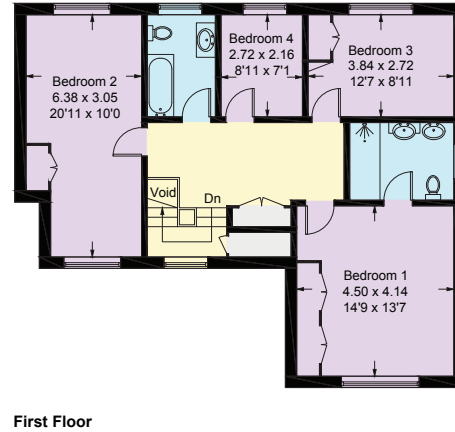
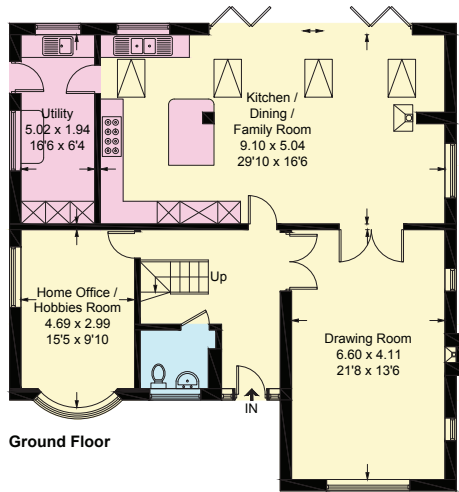
Postcode: GL5 5BZ.

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 G and EPC rating D.

Approximate Gross Internal Area = 200.6 sq m / 2159 sq ft
 Garage = 66.4 sq m / 715 sq ft
 Total = 267.0 sq m / 2874 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110367)

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER
SEAGER
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.