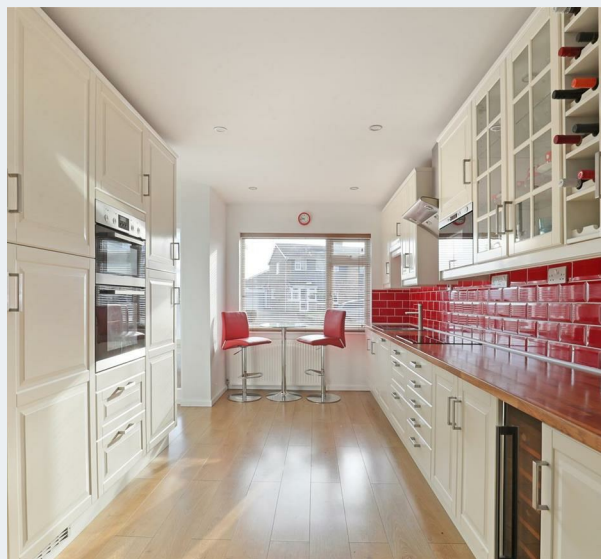


17 KINGS ROAD



WHITAKER
SEAGER



17 KINGS ROAD, RODBOROUGH, STROUD, GL5 3SJ

AN IMPRESSIVE FOUR BEDROOMED DETACHED
SPLIT LEVEL PROPERTY, LOCATED IN THE
VERY DESIRABLE AREA OF RODBOROUGH.

The property

CHAIN FREE.

This impressive 1970s four-bedroom detached property has been thoughtfully extended and modernized by the current owner, with a comprehensive schedule of improvements, including a replacement roof, double glazing, and a new Worcester Bosch gas combi boiler to efficiently power the central heating and hot water system.

Step inside, and you'll immediately appreciate the high-quality finishes, from the stunning oak flooring to the sleek, contemporary kitchen. The feature fireplace, complete with a fitted log burner, creates a cosy ambiance, perfect for winter nights. Stylish bathrooms and a versatile utility room, conveniently located at the back of the garage, further enhance the home's practicality.

As you enter through the porch, the hallway provides access to the well-appointed kitchen/dining room, which boasts oak worktops and an extensive range of fitted wall and base units. Integrated appliances include an induction hob, built-in microwave oven, dishwasher, fridge and freezer unit, and a handy wine cooler. Double

doors lead into the sitting room, where a picture window offers a delightful rear aspect, complemented by built-in oak display cabinets.

This level also features two well-proportioned bedrooms, one generously sized at 14ft with a rear aspect, while the other enjoys a front-facing view. Adding to the convenience, both a bathroom and a separate shower room serve this floor.

Stairs lead down to the lower ground floor, where the main bedroom opens onto the rear garden and benefits from a private dressing room. Another spacious bedroom can be found on this level, along with a well-appointed bathroom featuring dual sinks.

The garage has been cleverly converted into a versatile workspace, with access to the utility room, which offers additional storage, along with combi boiler, sink unit, plumbing for a washing machine, and a vented space for a tumble dryer. Ofcom rates the broadband speed as ultrafast and the mobile reception as likely.





Guide price
£575,000

- *Entrance Porch and Hallway*
- *Spacious Kitchen/Dining Room*
- *Sitting Room*
- *Two Bathrooms*
- *Shower Room*
- *Main Bedroom with Dressing Room*
- *Three Further Bedrooms*
- *Utility Room*
- *Workshop and Generous Parking*
- *Landscaped Rear Garden with Views*

WITHIN EASY REACH...

Stroud - 0.6 miles

Stroud Railway Station - 0.5 miles

Nailsworth - 4.1 miles

Minchinhampton - 3.6 miles

Gloucester - 11.7 miles

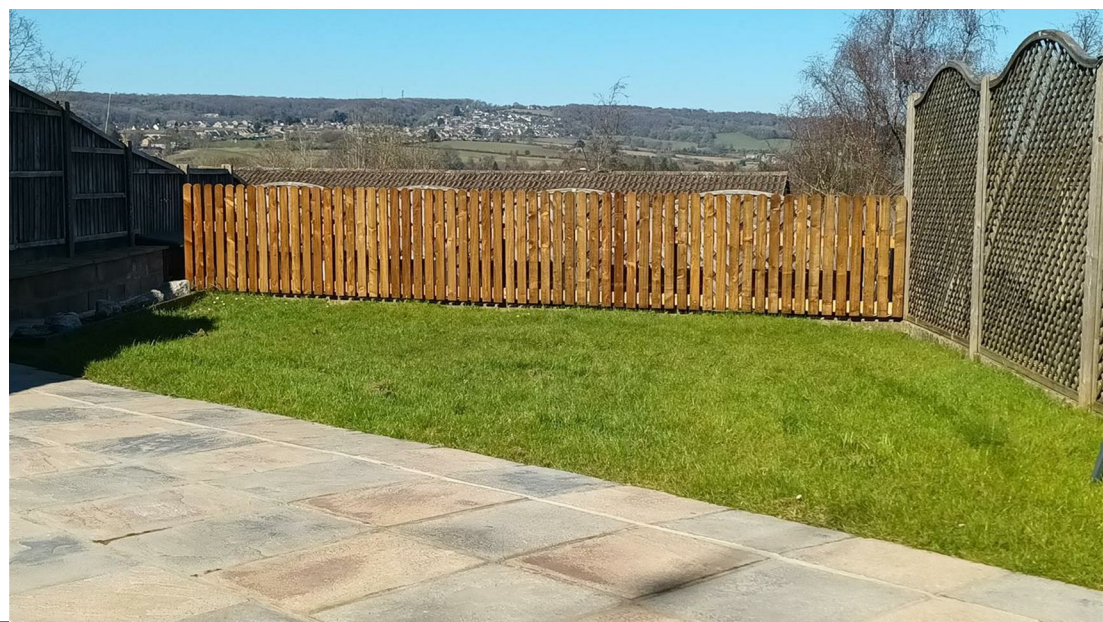
Cheltenham - 14.3 miles

Outside

As you approach the property, the impressive block-paved driveway immediately catches your eye, offering ample parking space—whether directly in front of the house or on a lower section adjacent to the garage. To the side, a gated pathway provides convenient access to the rear garden. Designed for maximum enjoyment with minimal maintenance, the rear garden is beautifully arranged across two levels, connected by a charming paved pathway. The upper level features an expansive patio—perfect for alfresco dining or entertaining guests—while a neatly maintained lawn leads to steps descending to a lower terrace. From this vantage point, you can take in breathtaking panoramic views of the rolling countryside, creating a truly serene and picturesque outdoor retreat.

Situation

Rodborough lies below the slopes of Rodborough Common with Stroud just 0.5 miles away, providing many facilities including Waitrose supermarket, a weekly award-winning Farmers Market and range of independent shops, cafes and restaurants. London (Paddington) train services pass through Stroud Railway Station, just a 0.6 mile walk away. Several primary schools are located close by and include Rodborough Community Primary School and Gastrells Community Primary School. Stroud High and Marling Grammar schools located in nearby Stroud are popular choices for secondary education. Agents note: There are some covenants applicable to this property, please contact the agents for further details.



Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft
 Garage / Utility = 10.5 sq m / 113 sq ft
 Total = 145.1 sq m / 1562 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170991)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 3SJ

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 D and EPC rating D

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.

WS