

HIGHFIELDS

1 BOWNHAM PARK
RODBOROUGH COMMON



Highfields, 1 Bownham Park, Rodborough Common, Stroud, GL5 5BY

A BRIGHT AND SPACIOUS FAMILY HOME IN A FABULOUS AND SOUGHT AFTER LOCATION WITH DIRECT ACCESS TO RODBOROUGH AND MINCHINHAMPTON COMMON, WITH TWO LARGE RECEPTION ROOMS, 4 BEDROOMS AND PRIVATE ENCLOSED GARDEN.

Large Reception Hall, Cloakroom with WC, Dual Aspect Sitting Room, Second Reception/Playroom, Home Office, Kitchen/Breakfast Room, Pantry, Laundry, Utility/Boot Room, Wet Room, Store, Principal Suite with En-Suite Shower Room, 3 further Bedrooms, Family Bathroom, enclosed Garden to the rear, front facing lawn, Gravel Driveway, Timber Framed Carport

GUIDE PRICE £925,000

DESCRIPTION

Located in this prestigious private development, Highfields offers the perfect family home. Sitting comfortably in the middle of its plot and surrounded by gardens a path leads to the main entrance which opens into a spacious reception hall. The accommodation throughout is well proportioned and light. To the left of the hallway is a dual aspect sitting room with wood burning stove and double doors opening to the garden. A second spacious reception room with another wood burner and a further set of double doors to the garden is found centrally off the hallway. This room offers huge flexibility and is currently being used as a large playroom. There is also a cloakroom leading off the entrance hall and a study/home office with a stylish and thoughtfully designed glass surround to maximise light.

Steps lead down to an impressive kitchen with breakfast/dining area at the far end and a double height vaulted ceiling adding a real sense of space. A walk-in pantry and separate laundry room lead off the kitchen. There is also a large wet room, additional store cupboard and utility room/boot room with rear access to the garden.

A light filled stairwell leads to the first floor landing with four bedrooms and family bathroom leading off. The three rear facing bedrooms have lovely views over the garden including the principal bedroom which also benefits from an en-suite shower room.

There is access to the loft from the landing (plus separate loft access from the ground floor adjacent to the kitchen) with the potential to convert both spaces to extra living accommodation, subject to the relevant planning permissions.

The garden is totally enclosed with well stocked borders and a good sized patio area. Side gates allow access to both end of the garden. Attached to the timber framed carport, which provides covered parking for two cars, is a large log store and shed. There is ample additional parking on the gravel driveway.

DIRECTIONS

Highfields is most easily found by leaving our Minchinhampton office via West End into Windmill Road and out onto the common. Turn right and immediately left heading towards Stroud. Turn right over the cattle grid into Bownham Park, which is located on the right hand side as you leave the common and then around to the left, where Highfields can be found immediately on the left hand side.

LOCATION

Bownham Park is a prestigious private development of individual houses in a fabulous location on Rodborough Common with immediate access to over 600 acres of glorious National Trust Land. This offers a multitude of walks and stunning views as well as playing host to a popular golf course, several gastro Pubs and the award winning Winstones Ice Cream Factory. The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and pubs as well as local shops. Nearby Stroud has several major supermarkets, as well as a cinema and award winning Farmers Market. One of the key draws to the area is the excellent choice of schools in both the state and private sector. Stroud, Gloucester and Cheltenham all have sought after grammar schools and in the private sector, Beaudesert Park school is only a short walk away, across the common.

Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3.5 miles, Cheltenham (centre) - 17 miles, Bristol Temple Meads - 33.5 miles Distances are approximate.

TENURE

Freehold

EPC

EER: Current 60 / Potential 81

SERVICES

All services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band F - £3,181.67. Ofcom Checker: Broadband - Standard 14 Mbps Superfast 58 Mbps, Mobile Networks - EE, O2, Vodafone, Three.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Highfields, Bownham Park, Rodborough Common, Gloucestershire

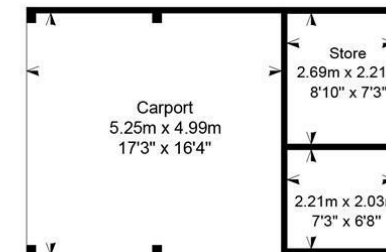
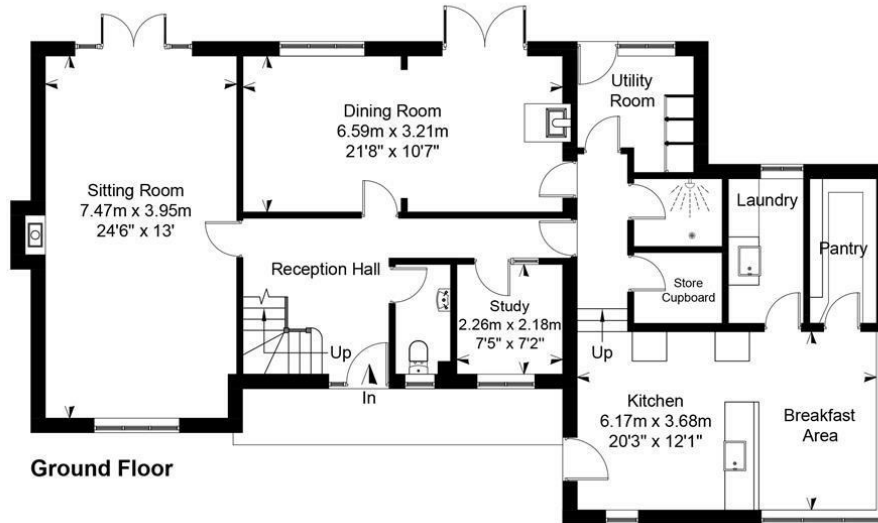
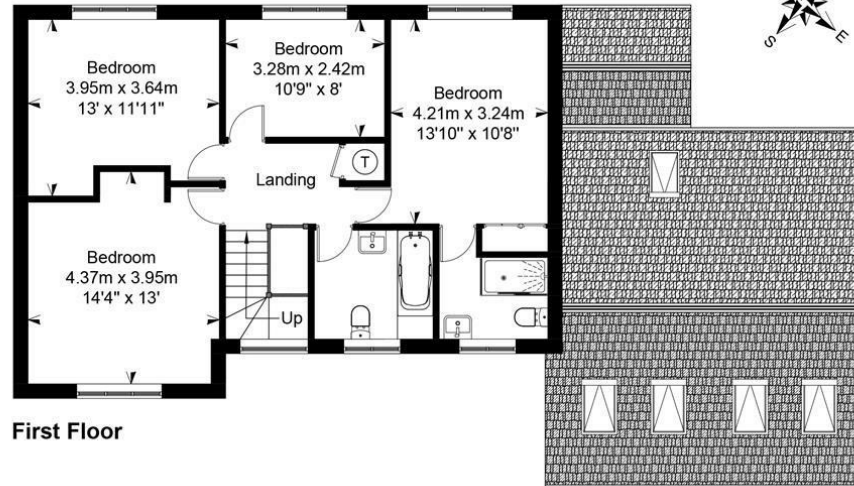
House Approximate IPMS2 Floor Area 198 sq metres / 2131 sq feet
 Carport 37 sq metres / 398 sq feet

Total 235 sq metres / 2529 sq feet

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 Job No SP3471

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



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