

FIR TREE HOUSE

RODBOROUGH COMMON · STROUD



MURRAYS
SALES & LETTINGS

**FIR TREE HOUSE
RODBOROUGH COMMON
STROUD
GL5 5BJ**

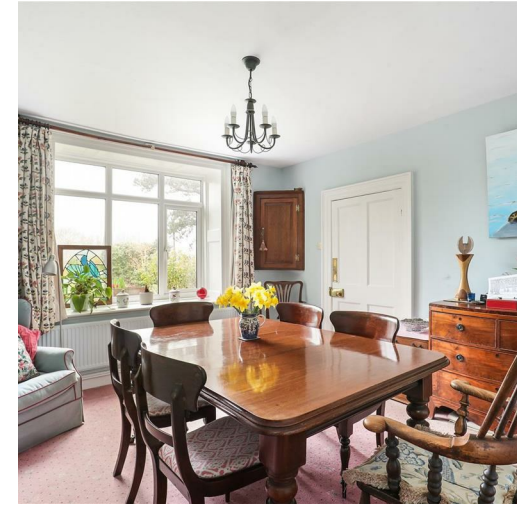
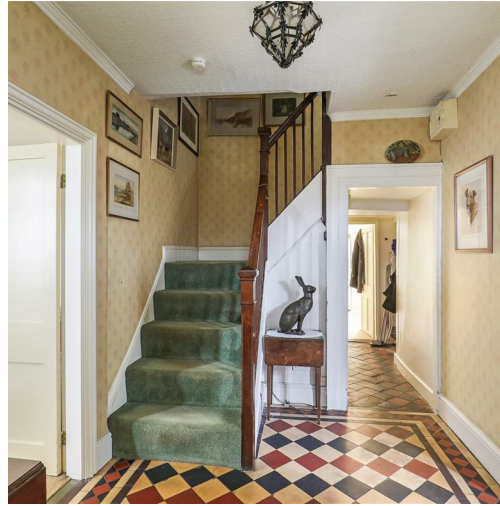
A well proportioned family home in a superb location bordering Rodborough Common and within walking distance of Stroud town centre, with a large garden, gated driveway parking, garage and a self-contained office

**BEDROOMS: 5
BATHROOMS: 4
RECEPTION ROOMS: 2**

GUIDE PRICE £875,000

FEATURES

- Handsome Cotswold Stone Home
- Unique Location Bordering Rodborough Common
- Magnificent Views
- 5 Bedrooms
- Handsome Reception Rooms
- Period Features
- Good-sized Garden
- Driveway Parking
- Spacious Home Office
- Garage/Workshop



DESCRIPTION

Fir Tree House offers a spacious Cotswold stone family home in a wonderful elevated location, bordering Rodborough Common. A handsome porch opens to a good-sized reception hall with the original Victorian tiled floor setting the tone to the remainder of this charming period property.

The two front facing reception rooms overlook the garden and common, providing ample room for both relaxing and entertaining. Large windows allow for plentiful natural light and a lovely sense of space. A fireplace creates a warming focal point to the sitting room, ideal for cosy evenings at home and a window seat provides the perfect spot to relax with a book and soak up the pretty aspect over Rodborough Common. There is a separate dining room for more formal entertaining, again with a wonderful large window overlooking the garden.

The kitchen is set to the rear of the house with a pretty outlook over the back garden and the valley beyond. Fitted cream units provide ample discreet storage, along with plentiful preparation space.

A useful utility/back kitchen, is ideal for keeping laundry out of sight with its own access to the rear of the house and leading to bedroom five above. There is a downstairs shower room with WC; this wing of the house would work well as a self-contained annexe.

A spacious boot room ideal for muddy boots and country paraphernalia completes the ground floor. The back door has a covered walkway to the garage and office.

The principal bedrooms are accessed via the main staircase in the entrance hall, with two first floor en-suite bedrooms and a further two bedrooms on the second floor. The main bedroom also has a walk-through dressing room to its bathroom. Both of the first floor bedrooms benefit from lovely views over Rodborough Common. A study is also located on the first floor, together with a family bathroom. The fifth bedroom is accessed via a separate staircase from the utility room.

Outside, a large workshop/garage, provides useful storage leading to a separate large office for working from home. The garden envelopes the property with the rear garden gently sloping and offering magnificent far reaching views looking towards Stroud, Painswick, Slad and Bisley. A large shed at the bottom of the garden provides additional storage. The east facing garden attracts all day sun and is well-stocked with fruit trees and a choice of areas to relax and soak up the glorious panorama, ideal for alfresco entertaining. Gated gravel parking for several cars is positioned to the side of the house.



DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Nailsworth on the A46. Take the first left up Rodborough Hill. Pass the Prince Albert Public house on your right and continue up the hill, over the cattle grid. The property will be found on your left hand side, shortly after the cattle grid and just after Dark Lane. We advise parking in the layby opposite the house on your first visit.

LOCATION

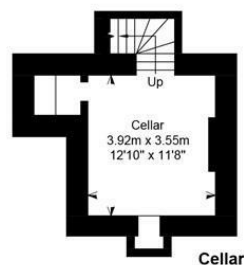
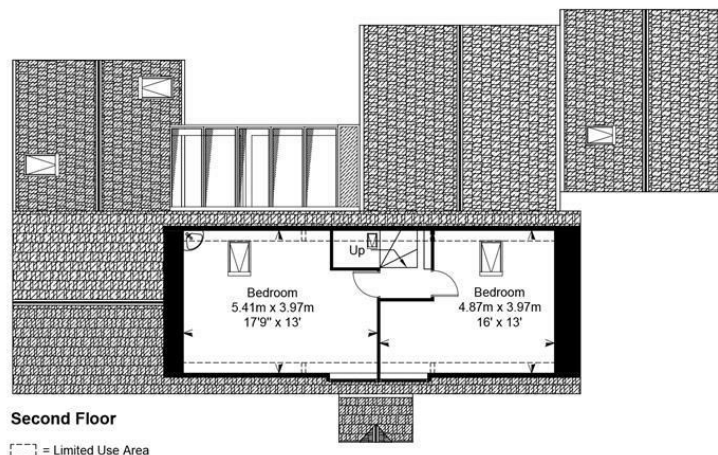
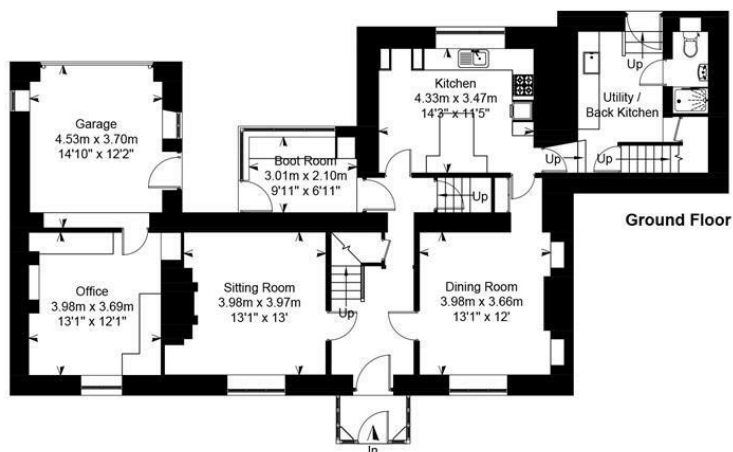
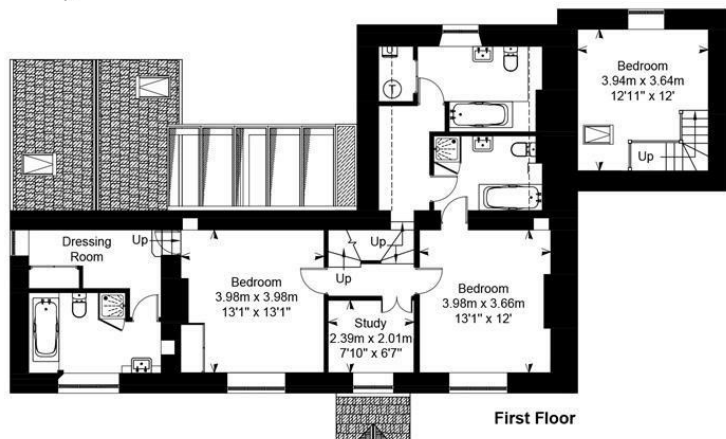
The location of Fir Tree House is one of its main attributes. Bordering Rodborough Common, the home benefits from immediate access to 100s of acres of glorious National Trust Commonland. The property sits in an elevated location with fabulous far-reaching views across the Stroud Valley, yet still within easy walking distance of Stroud.

Stroud benefits from numerous amenities with several leading supermarkets, including Waitrose, fitness facilities, cinema and award winning Saturday Farmers Market. The market towns of Nailsworth and Minchinhampton are also within easy reach of Fir Tree House, offering a host of independent retailers, restaurants and coffee shops.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham, with Beaudesert Park Prep School, Wycliffe and Cheltenham College in the private sector, within easy reach.

Fir Tree House is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station (a 5 minute drive), or Kemble Station (circa 75 mins into London). The M4 and M5 motorways are both easily accessible. Stroud Railway Station - (1 mile) - Kemble Railway Station (12 miles) - Cirencester (11 miles) - M5 Motorway junction 13 (5 miles) - M4 Motorway junction 18 (27 miles). Distances and times are approximate. National Express buses also stop in Stroud.





Fir Tree House, Rodborough Common, Stroud, Gloucestershire

House	228 sq metres / 2454 sq feet
Cellar	18 sq metres / 194 sq feet
Office	15 sq metres / 161 sq feet
Garage	16 sq metres / 172 sq feet

Total	277 sq metres / 2981 sq feet
(Includes Limited Use Area)	9 sq metres / 97 sq feet

Approximate IPMS2 Floor Area

228 sq metres / 2454 sq feet

18 sq metres / 194 sq feet

15 sq metres / 161 sq feet

16 sq metres / 172 sq feet

277 sq metres / 2981 sq feet

9 sq metres / 97 sq feet

Second Floor

[] = Limited Use Area

Cellar

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Job No SP3675

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

MURRAY'S

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Painswick GL6 6XH

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3,181.67 2024/2025. Ofcom Checker: Broadband, Standard 13Mbps, Superfast 47Mbps. Mobile, O2 likely, EE, Three & Vodafone limited.

SUBJECT TO CONTRACT

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For more information or to book a viewing please call our Minchinhampton office on 01453 886334