



SPURGATE · RODBOROUGH COMMON · STROUD

**MURRAYS**  
SALES & LETTINGS







SPURGATE  
RODBOROUGH COMMON  
STROUD  
GL5 5BU

**BEDROOMS: 6**

**BATHROOMS: 3**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £1,600,000**

- Exceptionally Spacious
- 6 Bedrooms
- 3 Bathrooms
- One Bedroom attached Annexe
- Double Garage
- Rodborough Common
- 3 Reception Rooms
- Landscaped Gardens
- In excess of 4750sq.ft

**An exceptionally spacious detached family house on Rodborough Common, with an abundance of accommodation including an attached one bedroom annexe and beautiful landscaped gardens.**

## DESCRIPTION

Spurgate is an exceptional and impressive property located in a quiet and private road just off Rodborough Common. The feeling of space is immediately apparent the moment you walk through the bespoke front door into the reception hall, a feeling that is replicated throughout.

The hallway is flanked by the triple-aspect sitting room, dining room and

kitchen/breakfast room which leads through to the utility room and ground floor guest WC.

On the first floor off a bright and spacious central landing is the principal bedroom suite, two further double bedrooms and a family bathroom.

On the 2nd floor are two further double bedrooms and another family bathroom.

The landing on this floor currently being used as a home office.

A further family room with it's own seperate access or internal access via the utility room offers the opportunity to create an attached annexe with a large 34ft bedroom suite above, currently being used as a art studio.

Spurgate, which faces south, is situated at

the centre of its level plot with a gravelled driveway, double garage and ample parking. The garden has been beautifully landscaped creating different areas of interest with mature planting, borders and trees including imposing Scottish Pines.





## LOCATION

Spurgate is located in a prestigious private road of only three houses in a fabulous location on Rodborough Common. The common offers over 600 acres of glorious National Trust land and also plays host to a popular golf course.

The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and local shops. There are no less than nine village pubs within walking distance of the property, with The Bear Inn only a five minute walk and Stroud Brewery accessible via a picturesque walk across footpaths and along the canal. Winstones ice cream factory and shop is also within a short walk.

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.

London is circa 2 hours by road or 90 minutes from Stroud mainline station and the M5 is also easily accessible (circa 15 minutes drive from Spurgate).



## DIRECTIONS

From our Minchinhampton Office proceed up the High Street continuing to the top of Butt Street. Turn left onto the Cirencester Road and proceed for approximately 2 miles, through The Common towards Stroud. Just after the Bear of Rodborough (on your left), as the road turns into Butterrow Hill, take the left fork with the turning for Spurgate being the 2nd on your left, through a pillared entrance named Cotspur.









# MURRAYS

SALES & LETTINGS

## Stroud

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## Painswick

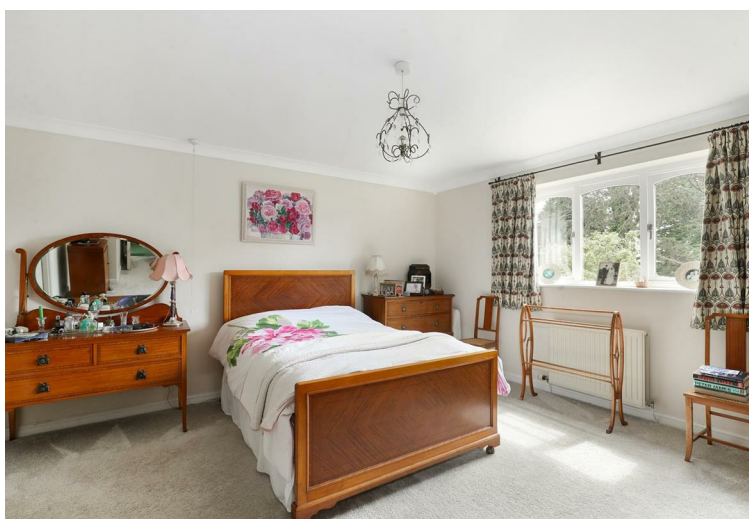
01452 814655  
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 The Old Baptist Chapel, New Street,  
 Painswick GL6 6XH

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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

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## SERVICES

All mains services are believed to be connected to the property. Gas CH. Septic tank drainage. Stroud District Council Tax Band G, £3,875.13. Ofcom Checker: Broadband - Standard 13 Mbps, Superfast 49 Mbps. Mobile - Indoor EE, O2, Three, Outdoor all likely.

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

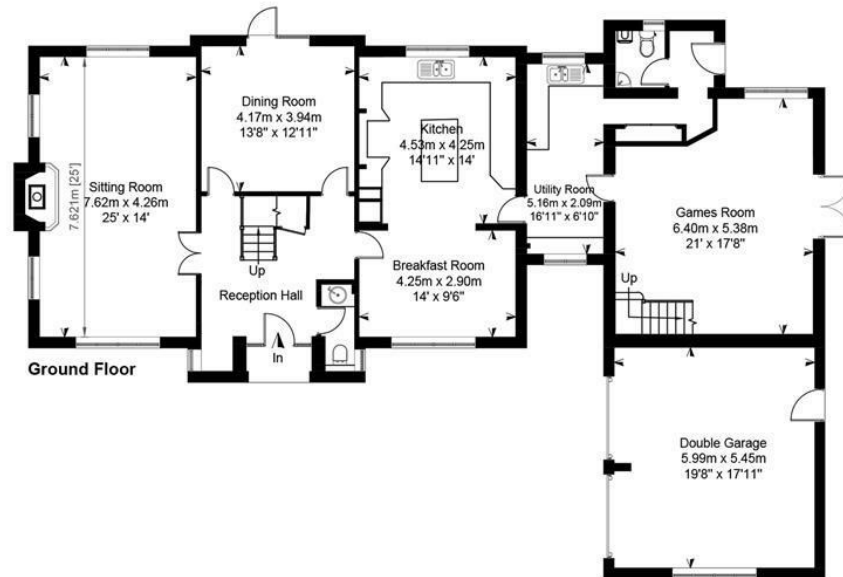
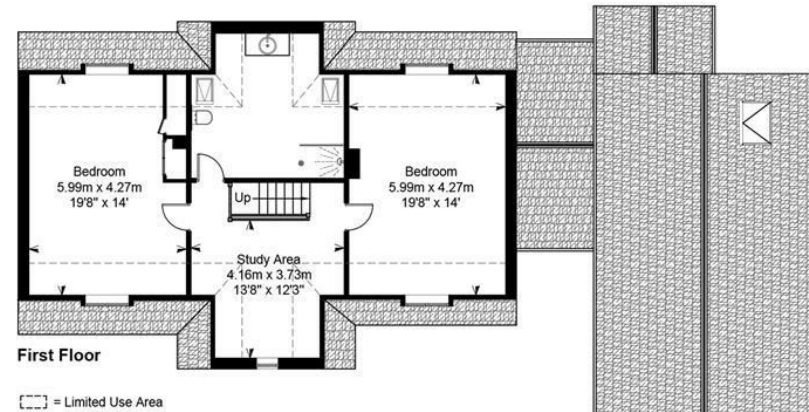


## Spurgate, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area  
House 404 sq metres / 4349 sq feet  
Garage 32 sq metres / 344 sq feet

Total 436 sq metres / 4693 sq feet  
(Includes Limited Use Area 50 sq metres / 538 sq feet)

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07890 327 241  
Job No SP3755  
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



## SUBJECT TO CONTRACT

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