

ABBOTSFORD · THE HITHE  
RODBOROUGH COMMON









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RODBOROUGH COMMON  
STROUD · GL5 5BN

**BEDROOMS: 4**

**BATHROOMS: 3**

**RECEPTION ROOMS: 4**

- Private Road
- Rodborough Common
- Mature Level Gardens
- Double Garage and Driveway
- Potential to Extend (subject to planning)
- Exclusive Address
- Flexible and Spacious Reception Rooms
- Beautifully Presented
- Kitchen Garden
- Close to Stroud, Cirencester & Tetbury

**GUIDE PRICE £1,300,000**

**A beautifully maintained and bright, detached 4 bedroom family home on an exclusive private estate, in arguably one of Rodborough's most sought after addresses, adjacent to the open expanse of Rodborough Common.**

## DESCRIPTION

Abbotsford is a handsome and well proportioned detached family home which has been lovingly maintained and looked after by the current owners. The property is located behind established hedging on an exclusive private road off Rodborough Common with a large gravelled driveway.

An Oak beamed porch leads to the front door which opens into a spacious central entrance hall. Off this, to the front of the property, is a good-sized dual aspect dining

room. To the rear, is the open plan modern kitchen and breakfast room which open through to the conservatory overlooking the garden.

To the other side of the ground floor and two large interconnecting reception rooms which are currently being used as a sitting room with wood burner, and a separate study with double doors leading to the side garden. Both of these rooms are dual aspect and filled with natural light given their mainly southerly aspect.

A door from the kitchen leads into the integral double garage with space for additional storage and/or utility facilities whilst still plenty of room to store a car should you wish. There is a further door leading to the rear garden and an electric remote controlled, roller door to the front.

On the first floor the four double bedrooms and family bathroom are located off a large central landing. The two larger bedrooms both have en-suite shower rooms with the principal also having a walk-in wardrobe.

The house sits comfortably in the centre of its level plot which is mostly laid to lawn with well established borders. There is also a well stocked and mature kitchen-garden with raised beds and a greenhouse located behind the garage. Subject to the necessary planning this house would lend itself well to being extended to offer more internal living space, something many of the neighbouring properties have taken advantage of.







## LOCATION

The Hithe is one of the most sought after addresses in the Stroud Valleys. Set high up on the escarpment, this private road is flanked by many exceptional properties. A peaceful oasis surrounded by the natural rugged beauty of Rodborough Common,

The Hithe is a friendly inclusive community, popular both with families and the retired. Ideally located with good services, schools and communications. Within 2 hours of London and 50 minutes to Bristol & Bath, with good train services to both.

Beaunes Park pre and prep school is immediately across the Common whilst Wycliffe College, Westonbirt and Stroud's two Grammar schools - Marling and Stroud High School, are also within easy reach.

Neighbouring Minchinhampton is a historic market town with independent coffee shops and retailers while Stroud has a Waitrose store and an award winning Farmers Market. Minchinhampton Common hosts one of three challenging golf courses in the immediate vicinity and there are also numerous other local sports clubs with junior sections and an excellent choice of good places to eat out, including numerous pubs.



## 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 as the road turns into Butterrow Hill take the left fork with the entrance to The Hithe approximately 500 meters on your left. Abbotsford is then the 5th house on your left.









# MURRAY'S

SALES & LETTINGS

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## Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



## TENURE

Freehold

## EPC

D

## SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F £3,358.45 . Ofcom Checker: Broadband, Standard 10 Mbps, Superfast 33 Mbps. Mobile, Outside - EE, O2, Three

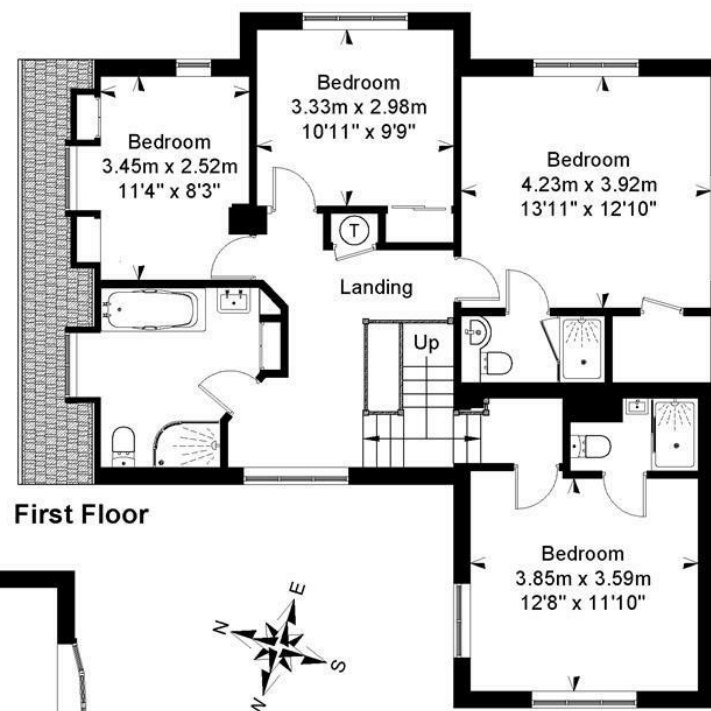
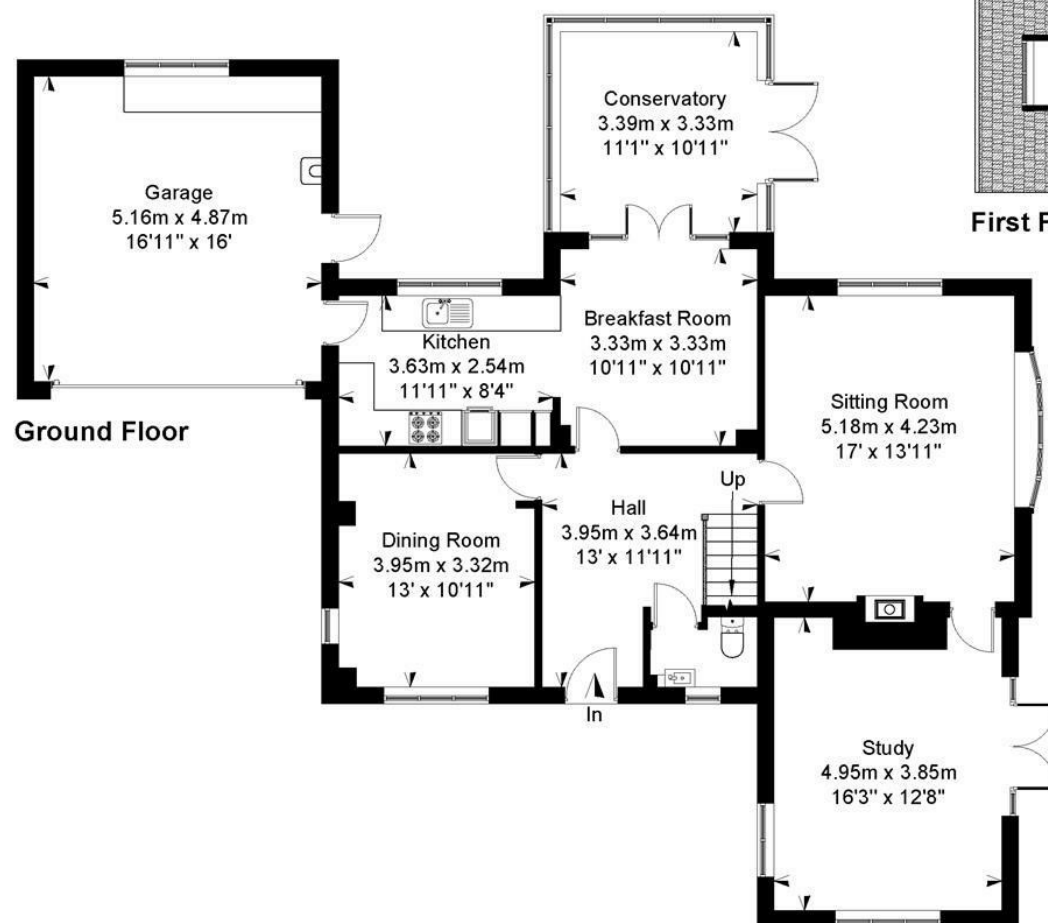
For more information or to book a viewing please call our Minchinhampton office on 01453 886334



## Abbotsford, The Hithe, Rodborough Common, Gloucestershire

House Approximate IPMS2 Floor Area    193 sq metres / 2077 sq feet  
Garage    25 sq metres / 269 sq feet

Total     218 sq metres / 2346 sq feet



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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

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate