

RIDGMONT

RODBOROUGH COMMON · STROUD



**MURRAYS**  
SALES & LETTINGS







# RIDGMONT · RODBOROUGH COMMON · STROUD · GL5 5DA

**BEDROOMS: 6**

**BATHROOMS: 3**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £1,600,000**

- Handsome Period House
- Prime Location on Rodborough Common
- 3 Receptions
- High Ceilings and Plentiful Natural Light
- Shepherd's Hut
- Magnificent Views
- 6 Bedrooms
- Period Features
- Large Garden of Circa 1 Acre
- Outbuildings

**A beautifully proportioned and handsome family home with an abundance of natural light and a wealth of character features including high ceilings and original fireplaces, in a prime location on Rodborough Common, affording magnificent valley views**

## DESCRIPTION

Ridgmont offers the rare opportunity to purchase a substantial family home in an enviable location on Rodborough Common. The accommodation flows beautifully allowing for an abundance of natural light and well-designed entertaining spaces.

The property opens to a spacious reception hall with views through the centre of the house to the garden and valley beyond. Parquet and boarded floors run throughout the ground floor reception rooms, creating a lovely sense of flow and allowing for easy living. An abundance of character features including high ceilings and wonderfully tall mullion windows, make for a handsome and spacious home.

The drawing room leads off the reception hall and is a wonderful light-filled room which works equally well for hosting as for cosy evenings at home. Magnificent ceiling-height stone mullion windows overlook the garden and bespoke glazed doors open to the inner

reception hall. A wood burning stove provides a warming focal point to the room. A separate dining room is ideal for more formal entertaining with double doors opening to a sheltered outside seating area, creating the perfect spot for alfresco dining.

The dual aspect kitchen is located to the front of the house with pretty views of the side garden. Fitted units provide ample discreet storage and a centre island creates a useful preparation space along with bar stool seating for informal dining. A cloakroom with the original Edwardian tiles, together with a large laundry room, complete the ground floor.

A handsome staircase leads to the upper floors where 6 bedrooms are located across two floors. Four bedrooms (one currently used as a home office) and two family bathrooms lead off a generously proportioned first floor landing, with a further two bedrooms and a snug on the top floor. All of the bedrooms have been carefully thought out to provide

comfort alongside plentiful storage. The two rear-facing bedrooms benefit from superb far-reaching views across the valley to Selsley and Woodchester and as far as Wales and the Black Mountains on a clear day. The two upper floor bedrooms benefit from a spacious snug/games room, making the top floor an ideal suite for teenagers.

There is plenty of scope to extend the living accommodation to the rear of the property and possibly build an orangery or kitchen, subject to planning.

## THE GROUNDS

The garden and grounds extend to just under an acre. Enveloping three sides of the house, the lawn is gently sloping with a view so far-reaching it creates a sense of an infinity garden. Raised vegetable plots provide the opportunity to live the self-sufficient 'good life' and there is a pretty pond teeming with wildlife. The lower part of the garden comprises an ancient orchard and is currently sectioned off for pony grazing. Two field shelters provide housing for

the ponies and a walk-way is sectioned off at the side of the garden for the ponies.

## SHEPHERD'S HUT

A bespoke one bed Shepherd's Hut is tucked away at the bottom of the garden together with a unique converted horse box shower room and WC and an enclosed private garden. The current vendors run a successful Airbnb business from the Shepherd's Hut which benefits from sensational valley views.





## LOCATION

Ridgmont is located in an enviable position on Rodborough Common, which together with the neighbouring Minchinhampton Common, makes up over 600 acres of National Trust land. With wonderful walks on your doorstep, Minchinhampton Common is also home to a popular golf course.

There are two popular pubs within walking distance of the property and Winstones Ice Cream factory and shop is a short walk away.

The market towns of Stroud, Nailsworth and Minchinhampton, are all close by, offering a wide choice of amenities including several major supermarkets in nearby Stroud, as well as an award winning Saturday Farmers Market. Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as doctor and dental surgeries and local stores.

Excellent schools are a key draw to the area, with several sought after grammar

schools in Stroud, Gloucester and Cheltenham as well as popular primary schools in both Amberley and Minchinhampton. There is also a good choice of schools in the private sector, including Beaudesert Park, just a short walk from Ridgmont, along with Wycliffe in Stonehouse and Westonbirt in Tetbury. There is also a broad range of sought after private schools in nearby Cheltenham.

Ridgmont is circa 2 hours drive from London or 90 minutes by train from Stroud Station. The M5 motorway is also within easy reach.



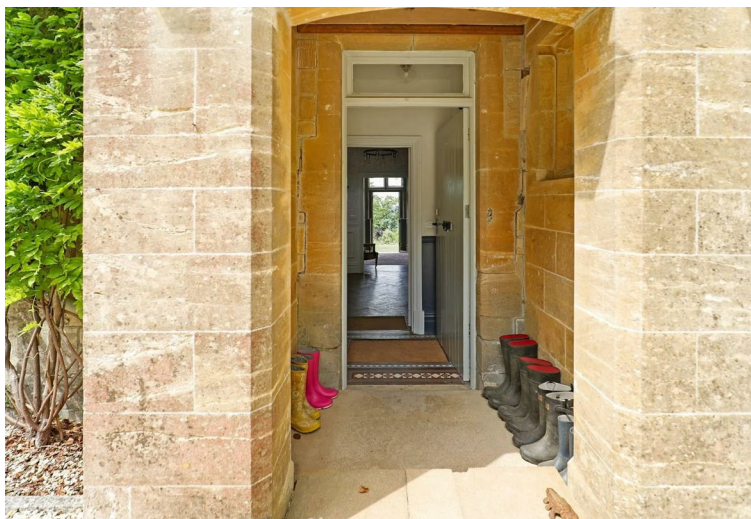
## DIRECTIONS

From our Minchinhampton office follow West End into Windmill Road and out onto the common. At Tom Long's Junction, turn right and immediately left in the direction of Stroud. The driveway to Ridgmont will be found on the left after circa half a mile and before the Bear Inn.









# MURRAYS

SALES & LETTINGS

## Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

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

## TENURE

Freehold

## EPC

D

## SERVICES

Water, Electricity and Gas are believed to be connected to the property. Gas Central Heating. Septic tank drainage. Stroud District Council Tax Band G - £3,909.67. Ofcom Checker: Broadband - standard 14 Mbps superfast 73 Mbps, Mobile Networks: Indoor - limited, Outdoor - all likely

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



## Ridgmont, Rodoborough Common. Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	293 sq metres / 3154 sq feet
Garage	37 sq metres / 398 sq feet
Shepherds Hut	8 sq metres / 86 sq feet
Shower Cubicle	4 sq metres / 43 sq feet

Total	342 sq metres / 3681 sq feet
(Includes Limited Use Area)	21 sq metres / 226 sq feet)

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07890 327 241

Job No SP3775

This plan is for identification and guidance purposes only.

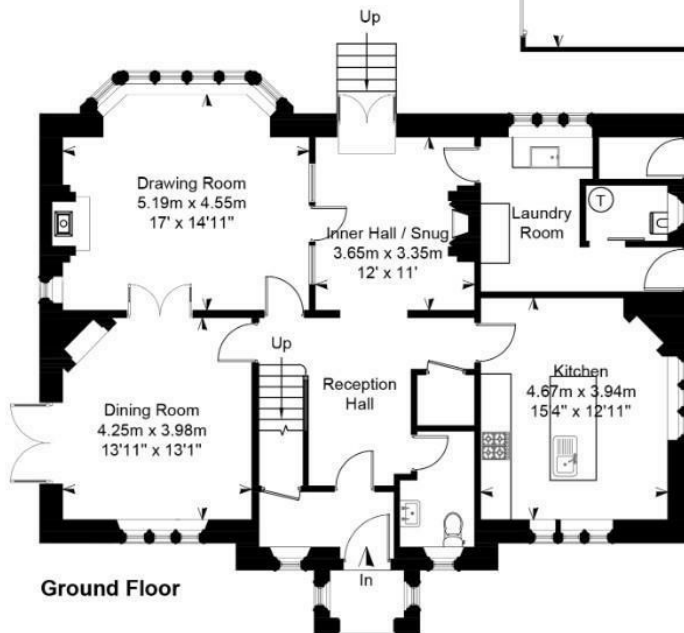
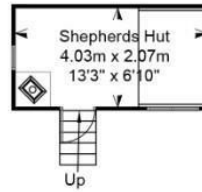
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

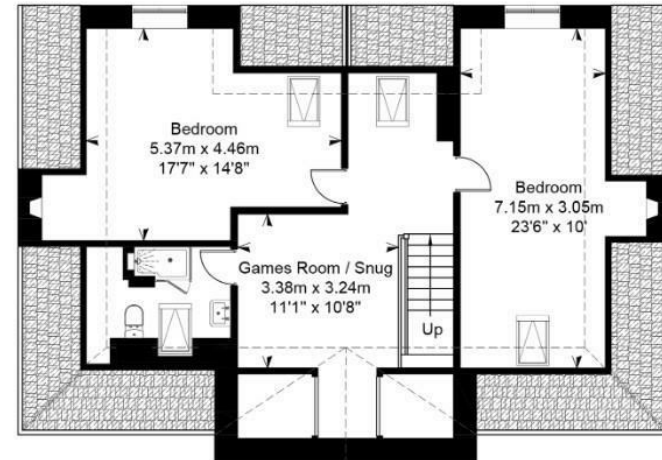
IPMS = International Property Measurement Standard

Outbuildings

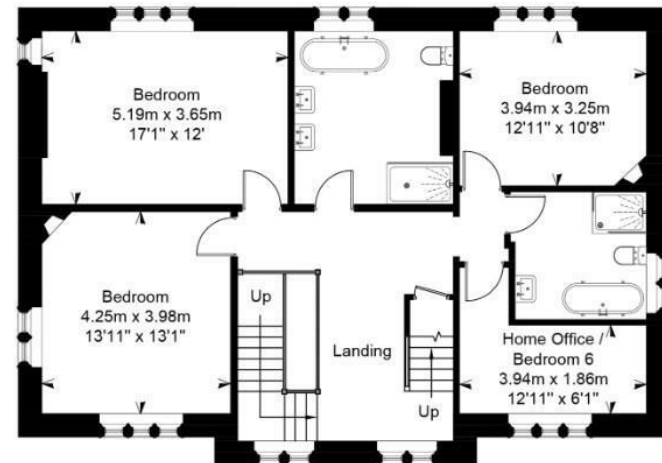
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Ground Floor



Second Floor



First Floor

## SUBJECT TO CONTRACT

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