

# SION HOUSE

RODBOROUGH  
GLOUCESTERSHIRE

**MURRAY'S**  
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01453 755852  
FOR SALE

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SALES & LETTINGS

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## Sion House, Tabernacle Walk, Rodborough, Stroud, Gloucestershire, GL5 3UJ

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**OCCUPYING A PRIME HILLSIDE LOCATION ON THE SLOPES OF RODBOROUGH COMMON, THIS FABULOUS PERIOD HOME OFFERS AN ATTRACTIVE EXTERIOR AND AN INTERIOR FULL OF CHARM AND CHARACTER.**

**Entrance porch, Kitchen/Breakfast Room, Dining Room, Sitting Room, Utility, Cloakroom, 3/4 bedrooms (or additional reception room), Gardens, Views. No onward Chain**

### **GUIDE PRICE £535,000**

#### **DESCRIPTION**

Occupying a prime hillside location on the slopes of Rodborough Common, Sion House offers the most fabulous views towards Selsley Common and beyond. Behind the attractive exterior hides an interior of charm and period features including pretty fireplaces, sash windows and wooden floors. As illustrated on the floorplan, the accommodation is positioned over three floors with the ground floor comprising; glass entrance porch leading to the dining room with woodburning stove and built-in storage, kitchen/breakfast room and spacious sitting room flooded with light with exposed beams. Additional areas include a separate utility area/wc. The space on the second floor could either be used as two bedrooms and a bathroom, or one bedroom, family bathroom and an additional reception room with access out to the sun terrace and additional cloakroom off. A further two bedrooms are located on the second floor.

At ground level and to the front of the property the enclosed walled gardens are interspersed with a range of mature shrubs. The elevated terrace is located to take in the best of the view and an ideal space for alfresco dining. Alongside the property, a car port offers space for one small car and currently doubles up as a wood store.

#### **DIRECTIONS**

From our Stroud office, take the A46 Bath road out of town towards Nailsworth and after a short distance turn left up Rodborough Hill before The Clothiers Arms. Follow the road up the hill towards Rodborough Common and after the cattle grid take the turn right and right again into Tabernacle Walk. The property can be found after a short distance along on the left. Upon first viewing, we would recommend parking by the common and walking along to the property.

#### **LOCATION**

Sion House sits on a quiet lane just below Rodborough Common, one of the three National

Trust Commons in the area giving access to numerous excellent walks. The property is within easy walking distance of the popular Prince Albert pub on Rodborough Hill. For keen golfers, there are 3 golf courses in the area.

Stroud centre is also within easy reach where an award winning Farmers' Market is held every Saturday. Recreational facilities include a leisure centre, and a main line railway station brings London to within 90 minutes travelling time. The main centres of Cirencester, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

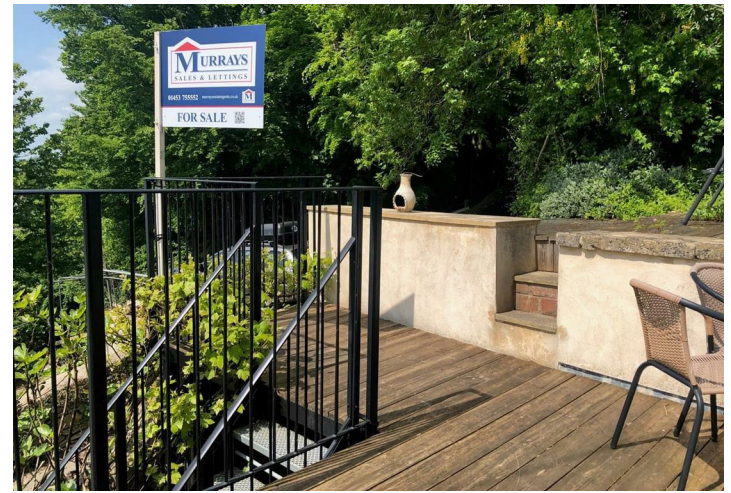
<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 56 / Potential 84</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property. Gas central heating, mains drainage.</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

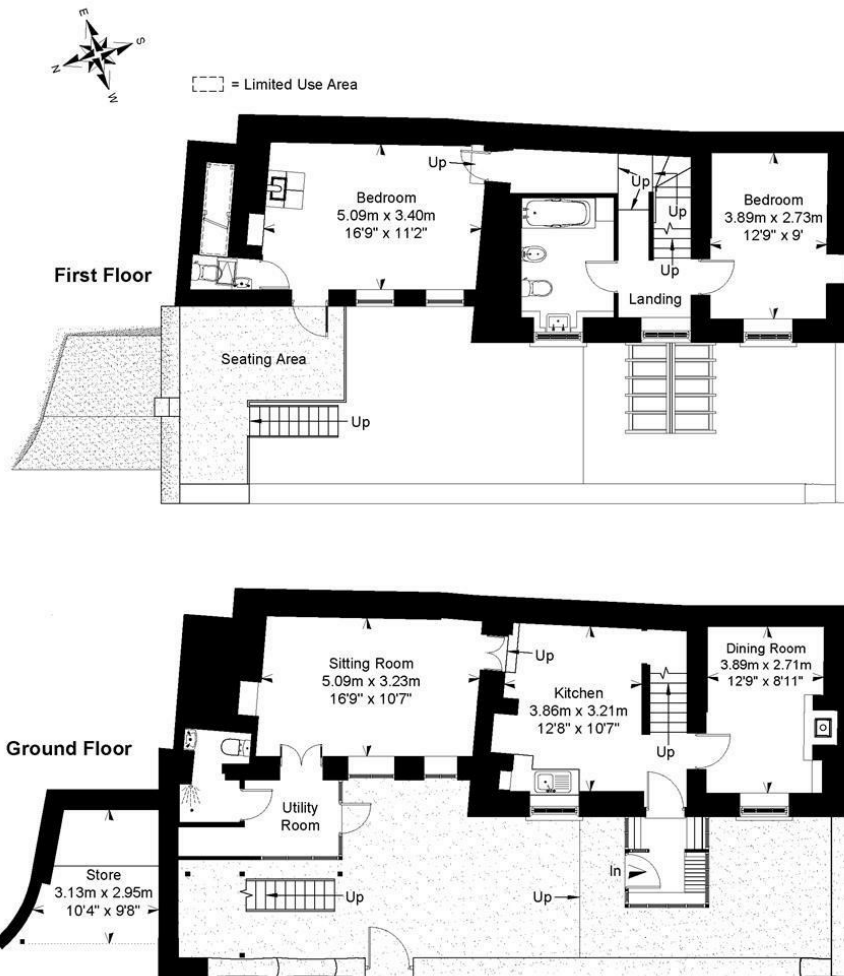
*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning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

#### **SUBJECT TO CONTRACT**

*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*

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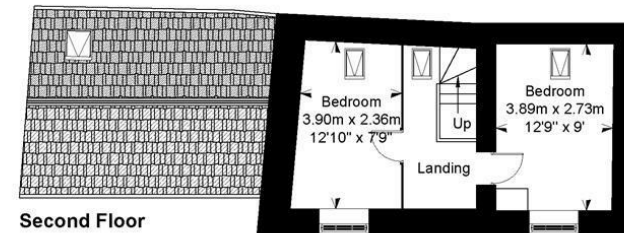




## Sion House, Tabernacle Walk, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 138 sq metres / 1485 sq feet  
(Includes Limited Use Area 2 sq metres / 21 sq feet)

Simply Plans Ltd © 2022  
07890 327 241  
Job No SP2942  
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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