

HONEYBANK HOUSE

RODBOROUGH





HONEYBANK HOUSE, DARK LANE, RODBOROUGH, STROUD, GLOUCESTERSHIRE, GL5 3UF



GUIDE PRICE £1,295,000

A MANIFICENT AND BEAUTIFULLY STYLED CONTEMPORARY HOME OFFERING SENSATIONAL VIEWS ACROSS THE STROUD VALLEY, FABULOUS OPEN-PLAN KITCHEN, 4 BEDROOMS, INCLUDING A SELF-CONTAINED ANNEXE

Reception Hall, Cloakroom, Sitting Room, Kitchen/Living Room, Back Kitchen, Utility, 3 Double Bedrooms, Principal with En-suite and Walk-in Dressing room, Self-contained Annexe/Home Office, with Open-plan Living/Sleeping/Kitchenette, plus Shower Room , Large Patio Areas, Landscaped Garden, Garage and Outbuildings, Parking





Built by the current owners in 2015, Honeybank House offers a stylish contemporary home, cleverly designed to maximise the stunning views. Built using a mixture of Cotswold stone and sweet chestnut wood cladding, sourced from nearby Malmesbury, the property has been thoughtfully designed to create a unique family home. As soon as you enter the spacious reception hall/boot room, with a large cloakroom leading off, the home has an immediate sense of light and space. Carefully thought-out living spaces make for a home that works equally well for everyday living, as it does for entertaining. Opening to a fabulous, light-filled sitting room, with bi-fold doors running the length of the room, the home has an immediate wow factor. Far-reaching views spanning the Stroud Valleys, offer a breathtakingly beautiful outlook. A circular Contura wood burning stove, with glass inserts, creates a stylish focal point, ideal for cosy evenings at home and bi-fold doors opening to a large patio, work superbly well for summer entertaining.

Stairs lead off the sitting room to the lower level where the remainder of the accommodation is based. The spacious kitchen/living room provides a fabulous space for hosting family and friends with contemporary streamlined German Pronorm kitchen offering plentiful discreet storage. A large breakfast bar provides seating for 6 people and there is ample room for a dining table. Bi-fold doors open from the kitchen to the lower patio, perfect for alfresco entertaining. There is a second kitchen, useful for discreet preparation when hosting. Three good-sized double bedrooms lead off a central hallway, together with a spacious family bathroom and utility. All of the bedrooms have been thoughtfully laid out with plentiful storage and access to the patio from two of the bedrooms. The principal suite benefits from a super walk-in dressing room and large en-suite bathroom. A self-contained one bed annexe is also located at this level, with open-plan living/sleeping/cooking space, plus a shower room. Ideal as guest accommodation, the room also works well as a home office.

The enclosed garden is set to the rear and sides of the house and comprises level lawned areas, two extensive patios and orchard, herb and vegetable gardens. A well-stocked border to the front of the house, adds colour and interest. There is driveway parking for several cars and a garage with store room, plus a separate shed/store room.



LOCATION

The location of Honeybank House is one of its key attributes. In a fabulous elevated position, the home benefits from the best of all worlds with breath-taking views across the Stroud Valley but still within walking distance of Stroud. Stroud benefits from many 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 Honeybank 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 and Beaudesert Park in the private sector, is within easy reach.

Honeybank 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 - (3.5 miles) - Kemble Railway Station (12 miles) - Cirencester (11 miles) - M5 Motorway junction 13 (12 miles) - M4 Motorway junction 18 (27 miles). Distances and times are approximate.

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. Shortly after the cattle grid, turn left into Dark Lane and Honeybank House is the first house on the left hand side.

AGENT'S NOTE

Planning is approved to extend the ground floor level sitting room, planning ref number: S.20/2429/HHOLD

TENURE	Freehold
EPC	EER: Current 88 / Potential 88
SERVICES	Gas central heating, underfloor heating to the lower level and ground floor electric heating supported by solar panels, together with electric heating in the annexe. Mains drainage. Cotswold District Council Band F - £3181.67. Ofcom Checker: Broadband - Standard 13 Mbps Superfast 45 Mbps, Mobile Networks - O2 (limited coverage from others)

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

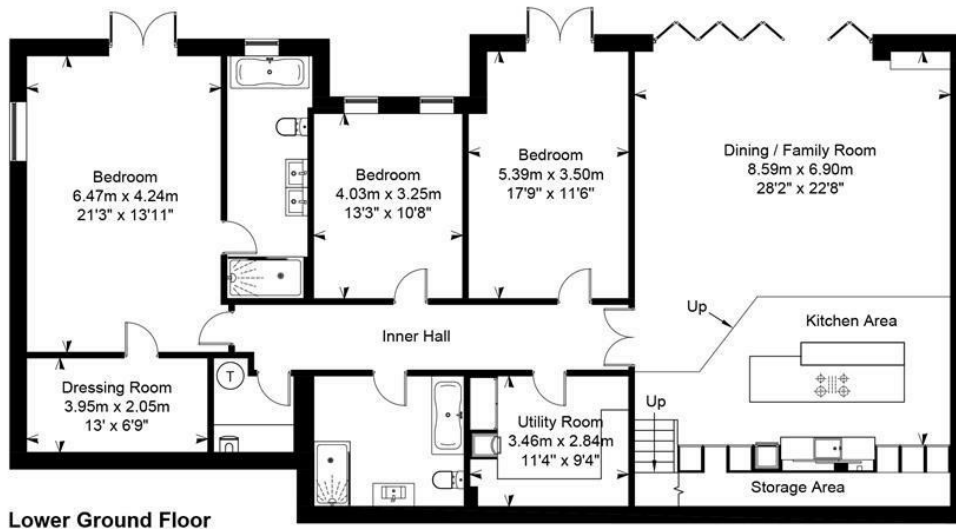
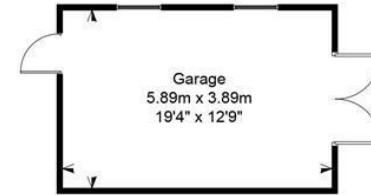
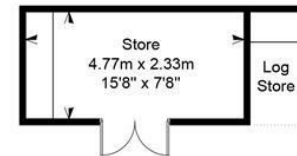
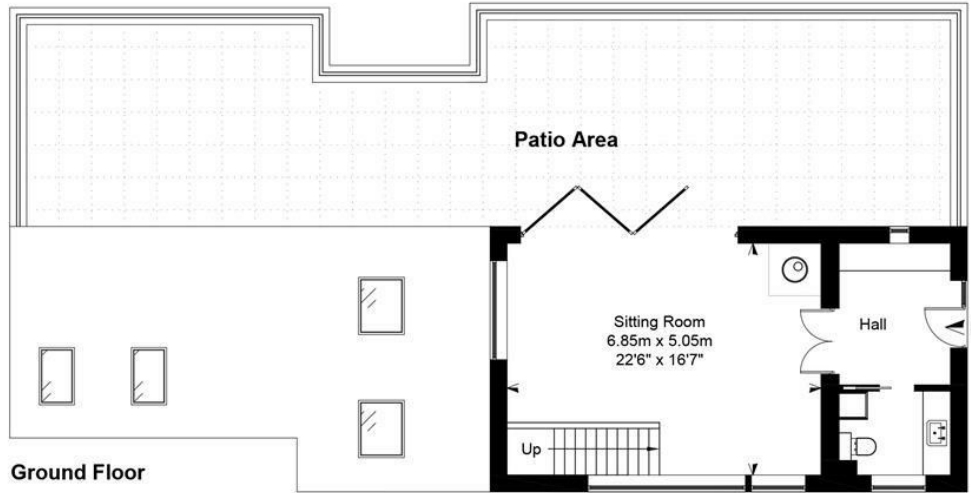
Honeybank House, Dark Lane, Rodborough, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	236 sq metres / 2540 sq feet
Home Office / Guest Suite	23 sq metres / 248 sq feet
Store	27 sq metres / 291 sq feet
	11 sq metres / 118 sq feet
Total	297 sq metres / 3197 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

Outbuildings
Not Shown In Actual Location Or Orientation



Lower Ground Floor

SUBJECT TO CONTRACT

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4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk