Spring House
39 Bownham Mead
Rodborough Common



MURRAYS
SALES & LETTINGS



39 Bownham Mead Rodborough Common Stroud · GL5 5DZ

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £950,000

- Detached Family Home
- Moments from National Trust Common
- Open-plan Kitchen and Dining/Family Room with stunning Roof Lantern
- Free Flowing Reception Rooms
- Double Garage
- Sought After Quiet Location
- Beautifully Presented
- Easy Access to Stroud, Cirencester & Nailsworth
- Driveway with parking for several cars
- No Onward Chain

A modern, spacious and bright, well presented 5 bedroom detached family home offering flexible living accommodation, situated in a private road directly adjacent to both Rodborough and Minchinhampton Commons

DESCRIPTION

Spring House is a stylish detached house built by Redcliffe Homes in 2017. This newer development of 17 houses was a modern addition to the already existing houses in Bownham Mead, a private road off both Rodborough and Minchinhampton Commons.

Thoughtfully designed for modern living and entertaining the ground floor rooms are located off an impressive central reception hall with a statement central staircase.

To one side, the spacious sitting room with wood burning stove, leads seamlessly through to the most delightful dining/family room. This newer addition is flooded with light due to an impressive glass roof lantern and large double doors leading to the rear garden. This room is open plan to a sizeable fully fitted kitchen with a central island and adjacent utility room.

These three beautifully connected rooms, complemented by direct access to the garden, create an exceptional setting for effortless entertaining and everyday living. Together, they offer a seamless flow between the interior and exterior spaces, providing the perfect balance of comfort and versatility for both relaxed family living or larger social gatherings.

There is also a useful additional room on the ground floor which is currently used as a study/music room but could also be used as a playroom or snug. A guest WC, off the hallway completes the ground floor accommodation.

Occupying the first floor, the principal suite benefits from an extensive range of fitted wardrobe space, offering excellent storage while maintaining a clean and elegant aesthetic, and is complemented by a stylish contemporary en-suite shower room finished to a high standard.

A further generously sized double bedroom also enjoys the luxury of its own modern en-suite shower room. In addition, the first floor accommodates three further well-proportioned bedrooms, each offering flexibility for use as family bedrooms, guest accommodation, or home office space if required. These rooms are served by a beautifully appointed family bathroom, fitted with modern fixtures.

The first-floor accommodation has been carefully arranged to provide an excellent balance of privacy, functionality, and versatility, perfectly suited to contemporary family living.

The block-paved driveway at the front of the property provides plenty of off-street parking and turning space. There is also a detached double garage with full electrics.

A wooden side gate provides access to the well maintained, level rear garden, thoughtfully designed with a generous lawn, mature planted borders, and elegant trellised fencing. Extending directly from the dining/family room, a sunny south facing patio terrace creates the perfect setting for al fresco entertaining, summer gatherings, and relaxed family BBQs.









Location

Bownham Mead is a select private development located with the Cotswold Area of Outstanding Natural Beauty between Rodborough and Minchinhampton Commons, and over 650 acres of glorious National Trust land playing host to a popular golf course.

The market towns of Stroud, Nailsworth and Cirencester are all close by, offering a wide choice of amenities including several major supermarkets and a host of independent retailers. Stroud also has an award winning Saturday Farmers Market , a recently renovated shopping/cinema complex with food hall and a leisure centre.

Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as a new purpose built doctors surgery and local stores.

Bownham Mead is especially popular with families as it is within easy reach of a whole variety of good schools, both in the state, grammar and private sectors. There are 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 Bownham Mead, along with Wycliffe in Stonehouse and Westonbirt in Tetbury. There is also a broad range of sought after private schools in nearby Cheltenham.

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).

Directions

Leave our Minchinhampton office via West End into Windmill Road and out onto the common. Turn right and immediately left heading towards Stroud. After approximately half a mile and just before the Bear of Rodborough Inn, turn right over the cattle grid into Bownham Mead. Take the first right and no. 39 can be found immediately on your left.













MURRAYS
SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC

SERVICES
All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band F - £3,523.58. Ofcom Checker: Broadband - standard 15 Mbps superfast 80 Mbps, Mobile Networks - all likely

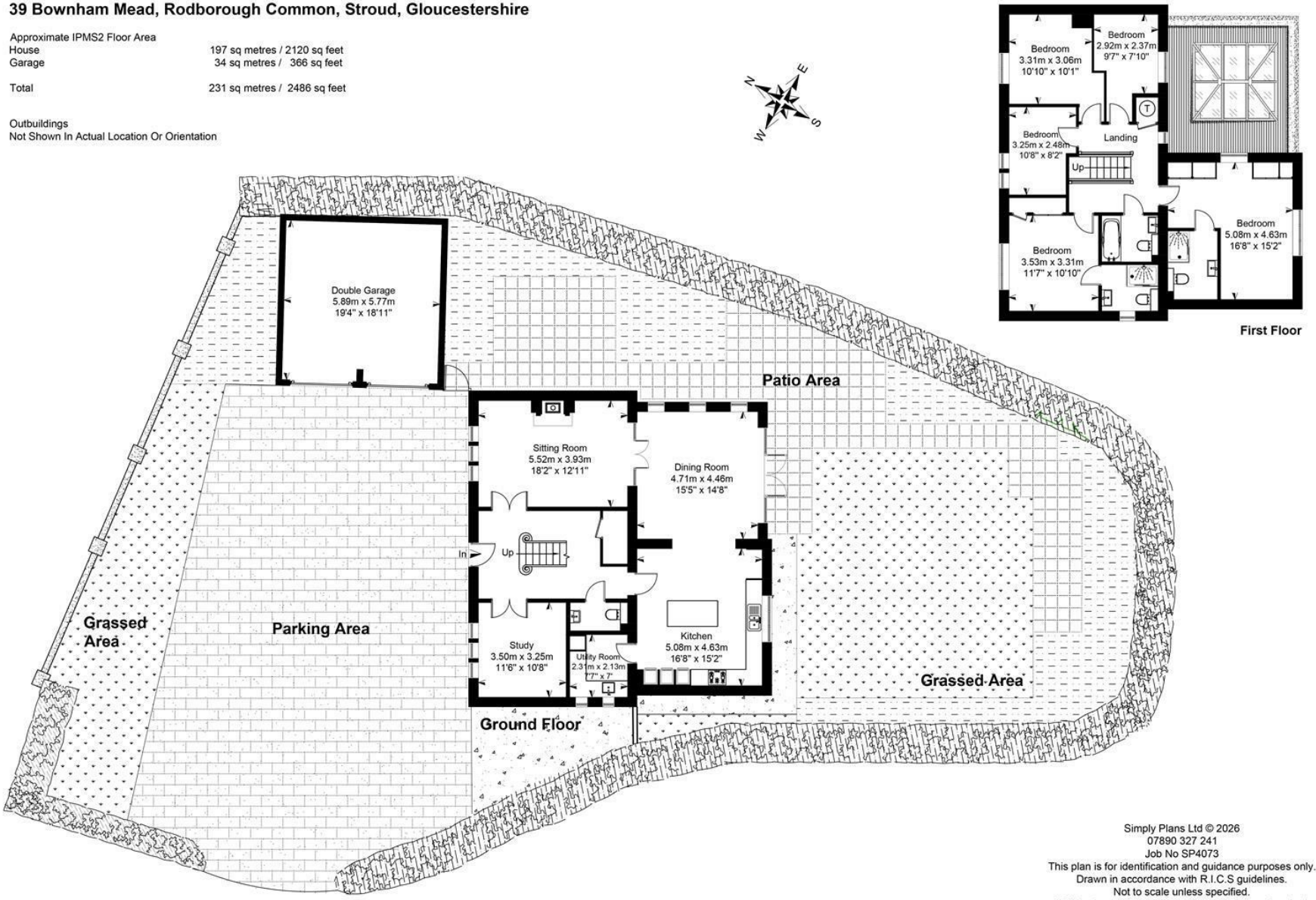
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

39 Bownham Mead, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	197 sq metres / 2120 sq feet
Garage	34 sq metres / 366 sq feet
Total	231 sq metres / 2486 sq feet

Outbuildings
Not Shown In Actual Location Or Orientation



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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

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