



THE COTTAGE · HOUNDSCROFT · RODBOROUGH

MURRAYS
SALES & LETTINGS



THE COTTAGE
HOUNDSCROFT
RODBOROUGH
STROUD, GL5 5DQ

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 3

GUIDE PRICE £825,000

- Characterful Detached Home
- Flexible Accommodation
- Garage
- Desirable Village Location
- Easy access to Nailsworth, Stroud and Cirencester
- Self Contained Attached Annexe
- Outbuildings
- Off Street Parking
- Rodborough Common
- Excellent Schools Nearby

A characterful property steeped in local history with an abundance of flexible accommodation and the most stunning and far reaching westerly views

DESCRIPTION

Originally serving as a local brewhouse, The Cottage is a truly distinctive home steeped in history and brimming with character.

Lovingly evolved over the years, it seamlessly blends period charm with versatile modern living, all set against breath taking westerly views that stretch for miles across the surrounding countryside.

The property's outstanding gardens are every bit as impressive as the house itself. Reportedly designed by an expert from Kew Gardens, they offer a spectacular display of seasonal colour, particularly in spring and autumn. Arranged across a series of beautifully landscaped terraces, the grounds are a gardener's paradise,

featuring an abundance of mature trees, flowering plants, shrubs, a greenhouse, a games cabin, and a variety of useful outbuildings.

Stone steps lead to the entrance porch and into a welcoming inner hall, which connects the principal living accommodation. The ground floor comprises a characterful sitting room, formal dining room, and a bright conservatory perfectly positioned to enjoy the stunning outlook. There is also a well-appointed kitchen/breakfast room and a spacious bathroom complete with both a bath and separate shower cubicle.

The first floor offers two comfortable bedrooms, one with direct access to its own

private roof terrace, alongside a modern shower room, while the second floor provides a further bedroom that could equally serve as a peaceful home office or study.

Adding to the property's versatility is a self-contained suite on the lower ground floor, incorporating a bedroom with en-suite shower room and a kitchenette. This space is ideal for guests, multigenerational living, or offers potential income opportunities.

The Cottage also benefits from a garage with private parking directly in front. Adjacent to the lane is an attractive two-storey stone outbuilding with an additional parking space and fitted solar panels.

Subject to the necessary planning permissions, this building offers exciting potential for conversion into an Airbnb, holiday let, or annexe.

Rich in heritage, surrounded by exceptional gardens, and enjoying spectacular far-reaching views, The Cottage presents a rare opportunity to acquire a home of genuine individuality in an idyllic setting.



LOCATION

Hidden away off a quiet country lane, The Cottage offers a haven of rural tranquillity.

Houndscroft is an idyllic Hamlet close to the villages of Amberley and Rodborough and within minutes of hundreds of acres of National Trust Commonland, making it ideal for long country walks, cycling and equestrian activities.

The market towns of Stroud, Minchinhampton and Nailsworth are all within a couple of miles. The Old Lodge, The Bear of Rodborough, The Black Horse and The Amberley Inn are all within walking distance.

The thriving market town of Nailsworth is within 5 minutes drive, offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops.

Stroud is within 10 minutes drive and similarly offers a host of amenities, including an award winning Saturday Farmers' Market and a major Waitrose store, together with several other leading supermarkets.

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 walking distance of the property.

The property is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station or Kemble Station (circa 75 mins). 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

Leave our Minchinhampton office via the Market Square and Butt Street. On reaching the Cirencester Road turn left towards Stroud, driving through Minchinhampton Common. After circa one mile turn left just after The Bear of Rodborough and then immediately left again. Proceed for approximately 200 metres along the side of the valley and the driveway for The Cottage can be found on your right hand side.





MURRAYS

SALES & LETTINGS

Stroud

01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

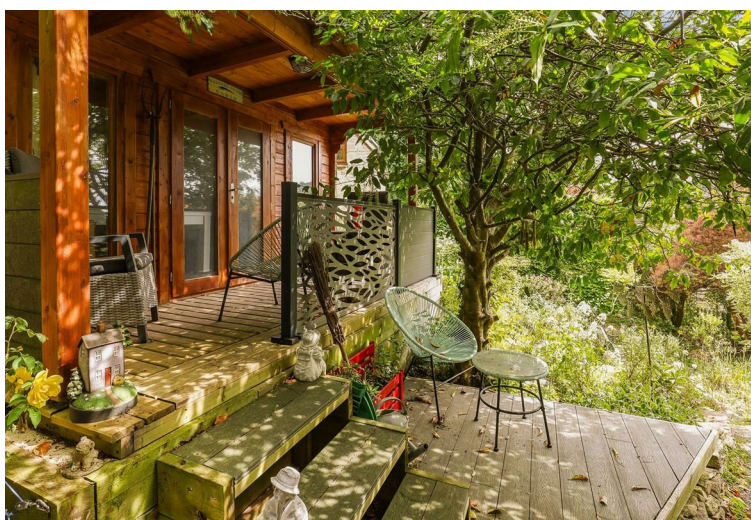
01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

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

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3,551.08. Ofcom Checker: Broadband, Standard 15 Mbps, Superfast 80 Mbps. Mobile, all likely outdoor

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

The Cottage, Houndscroft, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

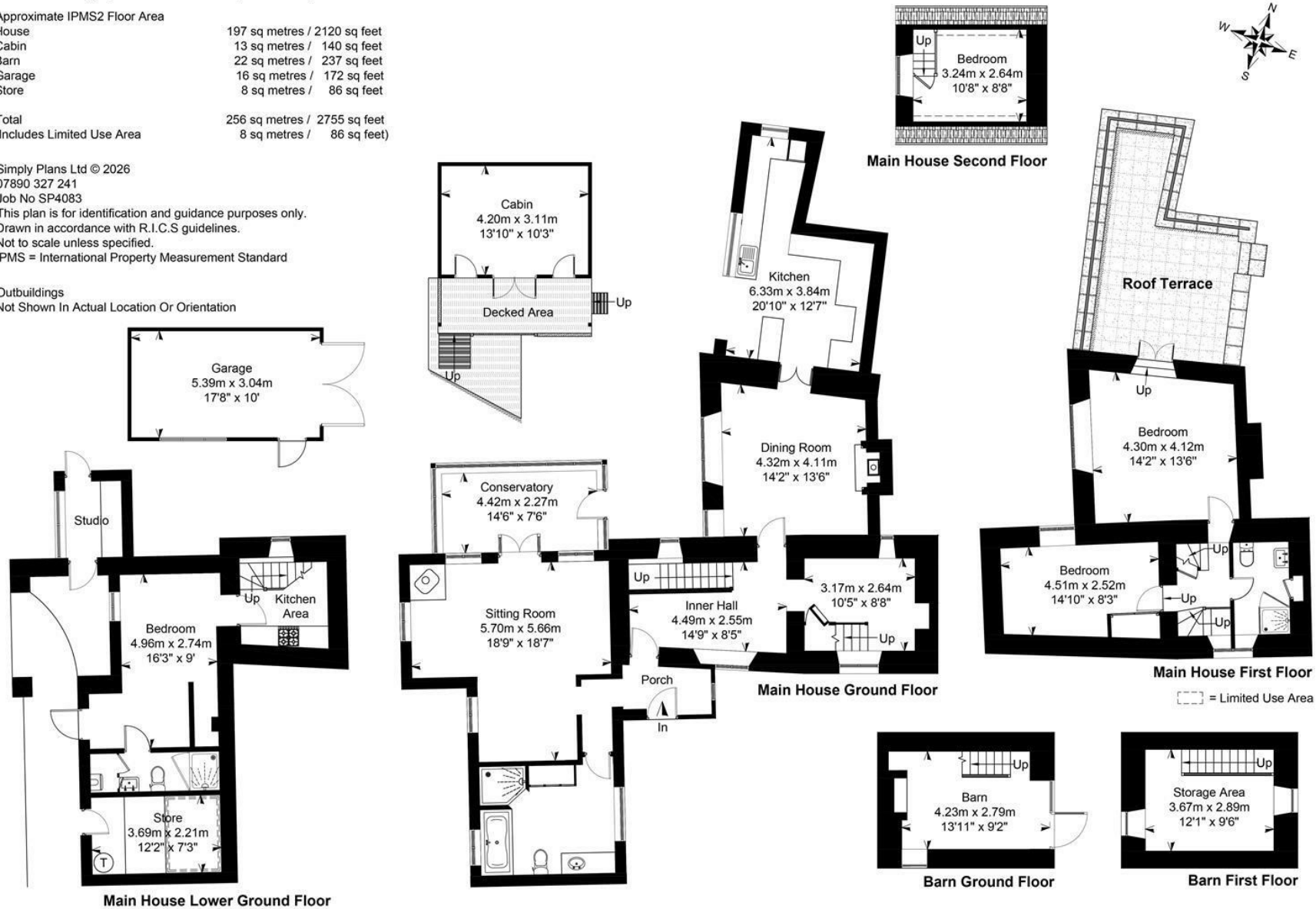
House	197 sq metres / 2120 sq feet
Cabin	13 sq metres / 140 sq feet
Barn	22 sq metres / 237 sq feet
Garage	16 sq metres / 172 sq feet
Store	8 sq metres / 86 sq feet

Total	256 sq metres / 2755 sq feet
(Includes Limited Use Area)	8 sq metres / 86 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



SUBJECT TO CONTRACT

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