



HOLLINGTON · RODBOROUGH HILL · STROUD

MURRAY'S
SALES & LETTINGS

HOLLINGTON
RODBOROUGH HILL
STROUD
GL5 3RY

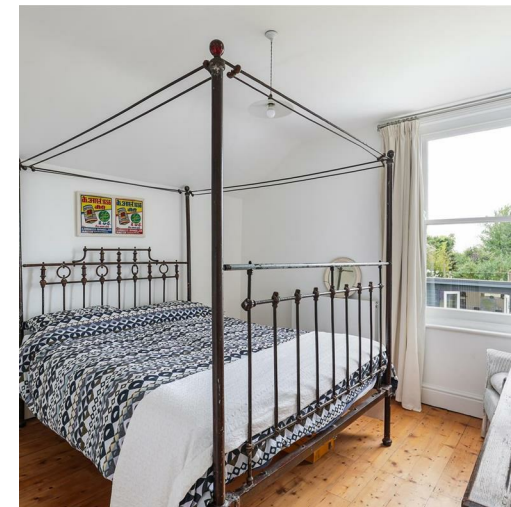
Located in the much sought after area of Rodborough and within walking distance of Stroud Town centre, Hollington offers all the charm of a period home with a more modern, contemporary mix and the addition of an outdoor studio/home office.

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £750,000

FEATURES

- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen/Dining Room,
- Utility Room
- South Facing Gardens
- Detached Studio/Home office
- Close to Town Centre
- No Onward Chain



DESCRIPTION

The light and spacious entrance hall, with original tiles, sets the tone from the moment you enter Hollington. From here all principal reception spaces are accessed including the kitchen/breakfast room with underfloor heating and stylish stainless-steel units creating a light industrial vibe, with a utility room off.

A spacious sitting room with sash windows spans the space of a double room with one part centred around the cosy fireplace and stylish bay window and the other for more chilled activities. To the side of the property is a games room or an ideal family room with cleverly disguised storage area and access to the rear gardens.

The first floor offers four well-appointed bedrooms each with its unique feel. These are serviced by a fresh feeling bathroom and separate shower room. An attic style bedrooms completes the second floor of the property with lovely far reaching views and eaves storage.

There is a small parking space to the front of the property.

Split level gardens are located to the rear with a more Mediterranean courtyard style garden offering a sociable al-fresco dining area immediately available as you step out of the

kitchen. Level gardens are located on the upper level with mature borders, additional seating areas, a spacious studio/home office and a store/workshop.





DIRECTIONS

From Stroud, take the A46 Bath Road and after a short distance, just before The Clothiers pub, take the left turn up Rodborough Hill. Continue up the hill and the property will be found on the right hand side shortly before the turning to Kings Road on the left.

LOCATION

The location of Hollington offers the best of both worlds, nestled on a hillside leading to acres of National Trust common land yet also within walking distance from Stroud town centre and a well regarded primary school and popular public house.

Well-known for its Bohemian arts vibe, Stroud benefits from a host of amenities including independent coffee shops and an award winning Saturday Farmers' Market. Several leading supermarkets are located in the town and surrounding areas, including Waitrose in the town centre.

Nailsworth is a short drive away offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops. The market town of Minchinhampton is also within easy reach, again with a host of coffee shops and a popular pub.

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 located on nearby Minchinhampton Common.

The property is well placed for travel with trains into London Paddington (circa 90 mins) from nearby Stroud mainline Station. The M4 and M5 motorways are both easily accessible.



Hollington, Rodborough Hill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	198 sq metres / 2131 sq feet
Studio	10 sq metres / 108 sq feet
Store	8 sq metres / 86 sq feet

Total	216 sq metres / 2325 sq feet
(Includes Limited Use Area)	15 sq metres / 161 sq feet

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Job No SP4112

This plan is for identification and guidance purposes only.

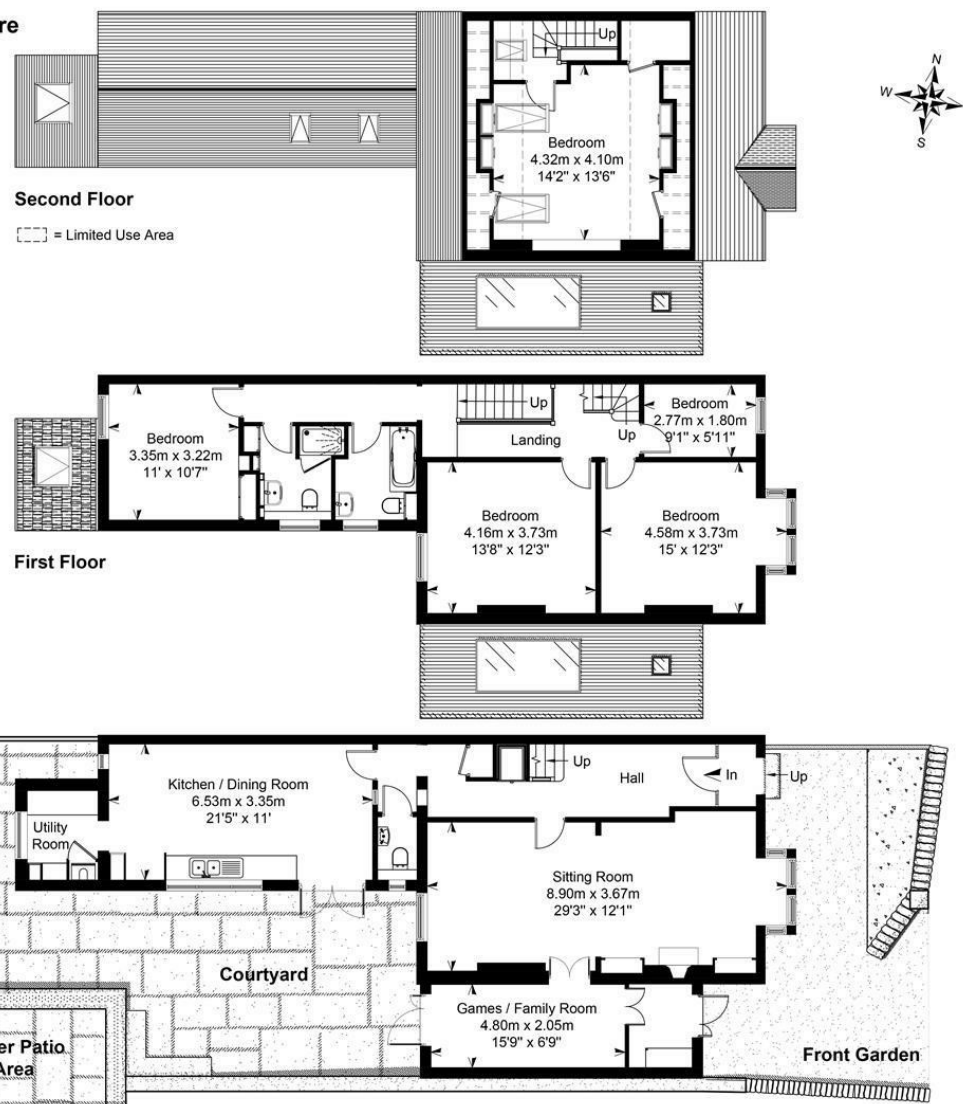
Drawn in accordance with R.I.C.S guidelines.

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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SALES & LETTINGS

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TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property. Gas central heating. Stroud District Council Band D £2439.40. Ofcom checker Broadband: Standard 15 Mbps. Ultrafast1000 Mbps. Mobile coverage EE, Three, Vodafone O2 all good outside.

For more information or to book a viewing
please call our Stroud office on 01453 755552