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EDINGTON , WALKLEY HILL, RODBOROUGH, STROUD, GL5 3TX

The Property

Occupying a wonderful elevated position on Walkley Hill in the highly regarded area of Rodborough, Edington is a charming and thoughtfully extended 1930s detached family home, enjoying breathtaking, far-reaching views across the surrounding countryside and Stroud valleys. Lovingly cared for by the same family for approximately 20 years, the property offers spacious, versatile accommodation full of warmth and character, with beautifully established gardens that are very much part of everyday life here.

One of the home's most outstanding features is its remarkable outlook, with the ever-changing landscape providing a beautiful backdrop throughout the seasons, from the fresh greenery of spring to the rich colours of autumn.

Approached through a stone-walled entrance, a generous block-paved driveway provides parking for several vehicles. A porch and traditional wooden front door lead into the welcoming entrance hall, with attractive wooden flooring and doors leading to the sitting room, dining room and fitted breakfast kitchen, whilst stairs rise to the first floor.

At the heart of the home is the spacious fitted breakfast kitchen, a wonderfully light and sociable room with beautiful countryside views. Light-coloured cabinets are complemented by contrasting work surfaces, an integrated four-ring hob with extractor, double oven including a combination microwave oven, and dishwasher. The dining area is a particularly lovely feature, with an impressive glazed roof and opening roof windows allowing natural light to flood into the room. Bi-folding doors open directly onto the terrace and garden, beautifully framing the breathtaking countryside views and creating a wonderful connection between indoors and outdoors, perfect for everyday family life and entertaining.

Leading from the kitchen is a useful utility room with space for a washing machine and tumble dryer, together with a door to the side of the property. A ground-floor shower room and versatile snug/fifth bedroom, currently used as a study and library, complete this part of the extended accommodation. The snug enjoys French doors opening onto the garden, whilst the arrangement of these rooms offers excellent flexibility, perhaps providing a more independent space for an older teenager, guest accommodation or working from home. These extended areas also benefit from independently controlled underfloor heating.

The separate dining room is full of character, with an open fireplace and patio doors leading directly onto the garden, making it ideal for family meals and entertaining. The sitting room is equally inviting, with a log burner creating a cosy atmosphere and a large window framing the beautiful garden and far-reaching countryside views. A particularly appealing feature of the ground floor is the way all the reception rooms enjoy views towards the garden and surrounding landscape, with the kitchen, dining room and snug each providing direct access outside, allowing the gardens to become a natural extension of the living accommodation.

An attractive wooden staircase turns and rises to the first floor, where a wonderfully spacious landing provides an impressive sense of space and is currently arranged to incorporate a study area. A beautiful decorative stained-glass window adds a lovely touch of period character, allowing natural light to filter through.

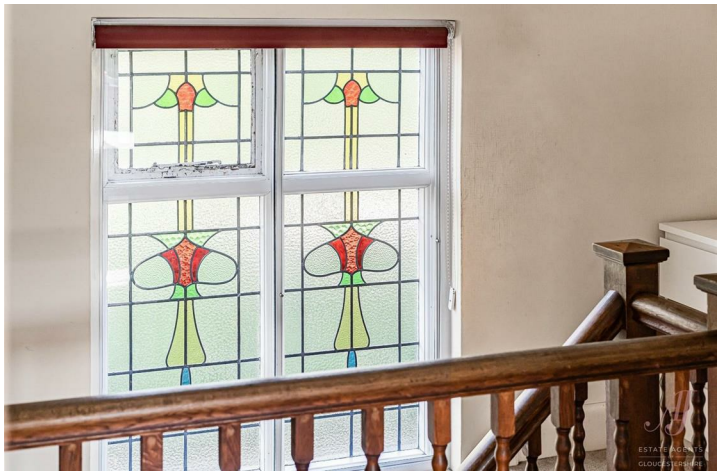
The first floor offers four generously proportioned double bedrooms, providing excellent accommodation for family and guests alike. Bedroom one is a particularly spacious and inviting room, with ample space for a range of bedroom furniture, whilst the three further double bedrooms are equally well suited to family living, offering flexibility for growing families or those wishing to work from home. Two of the bedrooms benefit from built-in wardrobes, providing useful storage.

A particularly special feature is that all four bedrooms enjoy wonderful views towards Rodborough and the surrounding countryside, with the elevated position allowing the changing landscape to be appreciated from every room. From the fresh greenery of spring to the rich autumn colours, the outlook adds something rather special to the first-floor accommodation.

A well-appointed family bathroom completes the first-floor accommodation, fitted with a white suite comprising a bath with shower over, wash hand basin and WC. An obscure-glazed window provides natural light whilst maintaining privacy.















Outside

The gardens are undoubtedly one of the most outstanding features of Edington, enjoying a truly wonderful elevated position with breathtaking, far-reaching views across the Stroud valleys and surrounding countryside. Beautifully established and lovingly tended over the years, they offer a delightful combination of lawns, terraces, mature trees, shrubs and colourful seasonal planting, creating a magical setting that can be enjoyed throughout the year. One of the particularly appealing features of the property is the wonderful connection between the house and gardens, with the fitted breakfast kitchen, dining room and snug all opening directly outside. This allows the gardens to become a natural extension of the living accommodation, perfect for family life, entertaining and making the most of the beautiful surroundings.

The terrace adjoining the fitted breakfast kitchen provides a lovely setting for outdoor dining, with the bi-folding doors opening wide to embrace the countryside views. Further terraces and seating areas are thoughtfully positioned throughout the gardens, offering a choice of places to enjoy the sunshine, relax with a book or simply sit and admire the ever-changing landscape. Areas of lawn are complemented by established borders and mature planting, whilst a vegetable garden provides a wonderful opportunity for those who enjoy growing their own produce. The different levels and carefully arranged seating areas create a lovely sense of interest, with peaceful corners to discover and enjoy. The views are quite simply exceptional and provide an ever-changing backdrop to the gardens. From the fresh greens and blossoms of spring to long summer evenings, the rich colours of autumn and the beautiful open views across the valley during winter, there is something special to appreciate in every season.

A useful dry cellar provides additional storage space, whilst to the front of the property, the generous block-paved driveway offers parking for several vehicles. Attractive stone walling, mature hedging and established planting enhance the approach, creating a welcoming entrance to this charming family home. For those who appreciate gardening, outdoor living or simply the opportunity to enjoy beautiful surroundings, Edington offers a truly special setting, where the gardens, countryside and exceptional views are very much part of everyday life.

A FEW WORDS FROM OUR VENDORS
When we moved from New Zealand to Edington in 2006, we knew very little about the area, but it has proved to be a wonderful place to call home and bring up our family. We quickly discovered what a welcoming community Rodborough is. When our children were young, we enjoyed the local playgroup and toddler group just across the road, which was a lovely way to meet other families and make new friends. With two primary schools and secondary schools within walking distance, it has been an ideal place for family life. Over the years, we've particularly enjoyed evenings at The Prince Albert, with its good beer, live music and pizzas. The convenience of being able to walk to the railway station for journeys to London, Gloucester and Cheltenham has also been a real advantage. In our spare time, the surrounding commons and beautiful countryside have provided endless opportunities to get outdoors. A walk to Winstones Ice Cream, just over a mile away, was always a wonderful incentive for the children to join us! As they grew older, being able to walk into Stroud for the cinema, bowling or to meet friends gave them a lovely sense of independence. By sixth form, The Lord John had become a favourite meeting place, and we certainly appreciated that they could walk home without needing a lift!

We have so many happy memories of our years at Edington, from summer picnics on the deck, taking in those beautiful views, to cosy family Christmases gathered around the fire. It has been a home filled with laughter, family occasions and wonderful moments that we will always treasure. We are genuinely sorry to be leaving, but with our children now grown up and having flown the nest, we feel the time is right to downsize and spend more time enjoying life on our narrowboat. Edington has given us almost 20 wonderful years, and we sincerely hope its next owners will love living here and create as many happy memories as we have.







Useful Information

Tenure: Freehold
Viewing arrangements: Strictly by appointment through AJ Estate Agents
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: SDC. Council Tax Band E and EPC rating D


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Location

Rodborough Common is one of the area's most sought after settings, loved for its open National Trust common land, far reaching views and wonderful walking routes across Rodborough, Minchinhampton & Selsley Commons. All are well known for there natural beauty and grazing cattle, creating a peaceful countryside feel while still being close to everyday amenities.

Situated within an active community with two popular primary schools, along with a local pub, The Prince Albert, renowned for musical events. Nearby, The Bear of Rodborough offers a popular place to eat and drink, set on the common itself. Rodborough also has a community hall, churches and local groups, with Stroud town centre close by for a wider range of shops, cafés, restaurants, supermarkets, schools and the railway station.

For commuters, Stroud provides rail links and access towards Cirencester, Nailsworth, Cheltenham, Gloucester and the M5, making Rodborough Common a lovely balance of countryside living, community and convenience.

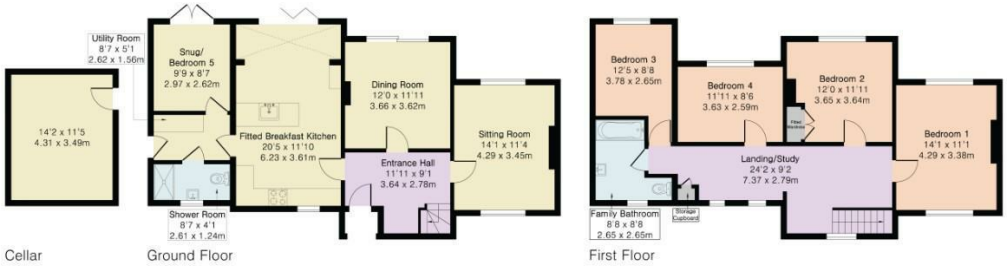


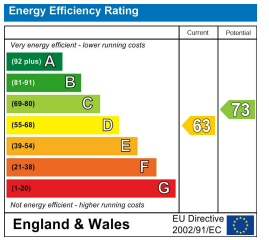
Directions

From outside Ecotricity building at the roundabout follow the signposts for A46 Bath road towards Nailsworth. Take the left onto Rodborough Hill just before the the Clothiers Arms. Continue up this road towards Rodborough common. At the top of the hill, you will see The Prince Albert pub on the right hand side, turn right onto Walkley Hill. As you start to come down this road you will see the property on the left hand side as denoted by our for sale board.
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Approximate Gross Internal Area 1789 sq ft - 166 sq m
Cellar Area 162 sq ft – 15 sq m
Ground Floor Area 841 sq ft – 78 sq m
First Floor Area 786 sq ft – 73 sq m





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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