



THE VIKINGS, RODBOROUGH COMMON



# THE VIKINGS, THE HITHE, RODBOROUGH COMMON, STROUD, GL5 5BW

AN IMAGINATIVELY TRANSFORMED DETACHED FOUR-BEDROOM RESIDENCE LOCATED OFF RODBOROUGH COMMON WITH OPEN-PLAN LIVING AND A PLOT JUST OVER 1/3 OF AN ACRE.

## *The property*

An extended and remodelled family home, tucked away on the highly sought-after private road on Rodborough Common, known as 'The Hithe'. Set on a superb plot of over a third of an acre, The Vikings offers generous parking for several vehicles and a fantastic enclosed rear garden, ideal for families and keen gardeners alike.

The residence has been transformed by our clients for modern living. The main front door opens into a spacious hallway, flowing into a superb kitchen/dining room, with views drawn to the rear garden.

The family kitchen/dining room is the heart of the home, flooded with natural light from folding doors opening onto the rear patio and garden beyond. It offers ample space for living and entertaining, featuring hand-built in-frame cabinetry, a large central island, double ovens (one also a microwave), an induction hob with integrated extractor, a dishwasher, fridge and quartz worktops—perfectly designed for socialising. Porcelain floor tiles run throughout.

Stepping down into a snug ideal for children to relax or play, with a utility room sitting beyond. The former kitchen is now a walk-in larder with excellent storage. Doors on the other side of the kitchen/dining room open into a more formal living space.

The impressive living room features a vaulted ceiling with A-frame beams, dual-aspect windows overlooking the garden, wide oak floorboards, and a contemporary wood-burning stove. A front-facing study with a vaulted ceiling offers flexibility as a potential ground-floor bedroom.

The original inner hall provides access to a downstairs shower room, with stairs rising to the first floor.

Upstairs, four bedrooms are arranged for family living. The principal suite is particularly impressive, with a large dressing room and contemporary ensuite shower room, enjoying views over the rear garden. Three further bedrooms are served by a family bathroom.

## ACCOMMODATION

*Magnificent L-shaped Open-plan Kitchen/Dining Room with Snug  
20ft Living Room • Study • Utility • Inner Hall • Cloakroom  
Principal Bedroom Suite with Dressing Room and Ensuite  
Three Further Bedrooms • Family Bathroom*

### PROPERTY INFORMATION:

**Heating:** Gas central heating, underfloor heating in the kitchen/dining room/hall and study, and a wood burner.

There are restrictive covenants – please ask the agent for more information.

The Hithe Residents Limited (Company House Number: 06206723) Annual charge in 2025 was £100 per household.

**Ofsted – Broadband:** Superfast and Mobile Coverage: Outdoor good

**Directions – What three words:** cassettes. thirsty. muddle.



## Situation

The Hithe is a private road set just off Rodborough Common, offering immediate access to magnificent National Trust common land—perfect for walking and enjoying far-reaching views. On the doorstep are popular local favourites, including Winstone's Ice Cream and The Bear of Rodborough Hotel. Nearby Minchinhampton is home to two well-regarded golf courses. The area is well served by excellent schooling, with a strong selection of highly regarded state grammar and independent schools nearby, including the well-respected Beaudesert Park School. The vibrant market town of Stroud is close at hand, known for its award-winning status, thriving farmers' market, and charming canal-side walks, and also provides a mainline train service to London Paddington, making it ideal for commuters. Altogether, this is a superb location combining countryside living with convenience and community appeal.



### *WITHIN EASY REACH...*

*Stroud Train Station 1.9 miles*

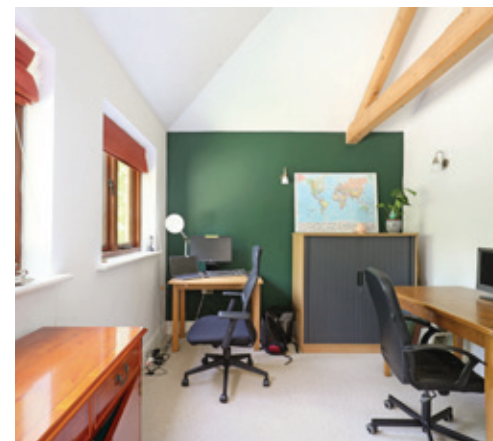
*Minchinhampton 2.6 miles*

*Nailsworth 3.5 miles*

*Cirencester 14 miles*

*Cheltenham 15.3 miles*

*All distances are approximate*





# Outside

The grounds are a standout feature of this charming home, with most of the gardens located to the rear. A large, level, south-facing lawn takes centre stage, bordered by mature hedges and trees that create a sense of privacy and greenery. A patio sits directly off the kitchen, making it an ideal space for entertaining. To the front, there is an open-plan garden with a gravelled driveway providing access to the parking area. Whether for children, dogs, or keen gardeners, this outdoor space is a real delight.

## OUTSIDE

*Parking • Integral Garage  
Garden*

*Plot measures 0.35 acres*



## Useful Information

**Tenure:** Freehold.

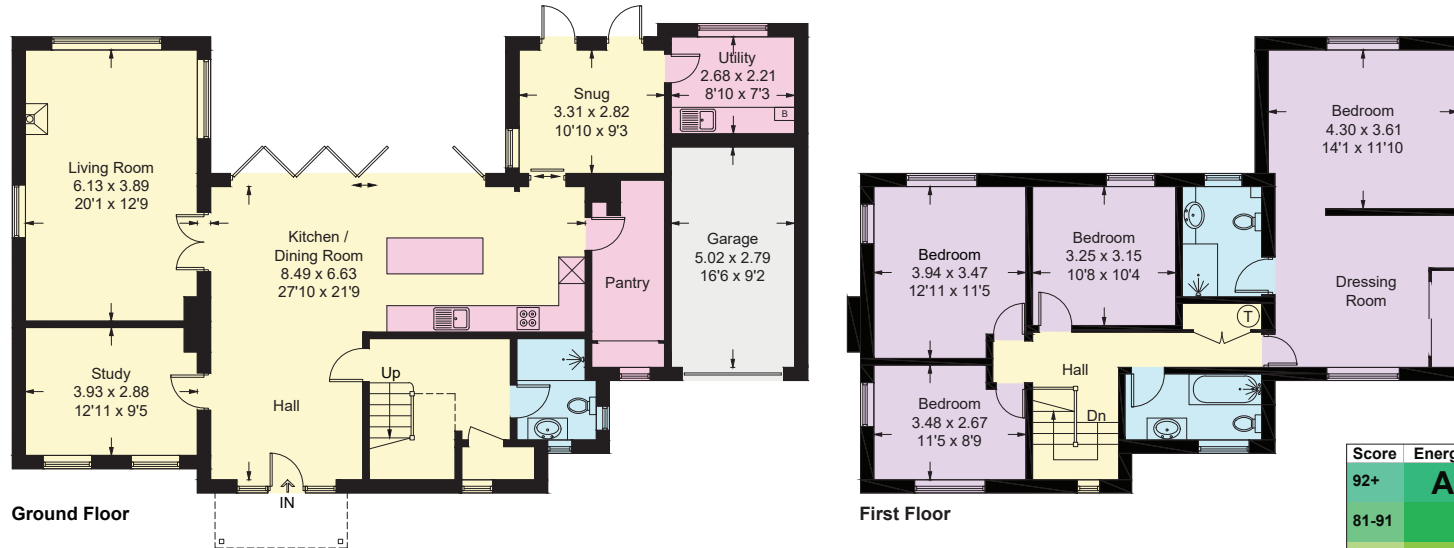
**Postcode:** GL5 5BW.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band G and EPC Rating C.

Approximate Gross Internal Area = 206.3 sq m / 2221 sq ft  
 Garage = 14 sq m / 151 sq ft  
 Total = 220.3 sq m / 2372 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290755)

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WHITAKER  
 SEAGER  
 ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.