

HIGHCROFT · CHURCH PLACE  
RODBOROUGH · STROUD









# HIGHCROFT · CHURCH PLACE · RODBOROUGH · STROUD · GL5 3NF

**BEDROOMS: 5**

**BATHROOMS: 3**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £1,199,000**

- Period Home
- 5 Bedrooms, 3 Bathrooms
- Garden Room
- Wonderful Views
- Tandem Garage and Parking
- Grade II Listed
- Period Features
- 2 Home Offices plus a Studio
- Walking Distance from Stroud

**A superbly proportioned and beautifully laid out period home with a charming English country garden and magnificent views, within walking distance of the Cotswold market town of Stroud**

## DESCRIPTION

Highcroft offers a handsome family home in a lovely tucked away location within walking distance of Stroud. Hidden behind a walled entrance, a garden gate opens to an immediately impressive home. Steeped in history, the oldest part of the house dates back to the 18th century, with later Georgian additions and a more recent kitchen extension to the rear.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces. The dining and sitting rooms are mirror images of each other leading off the entrance hallway and both benefit from original fireplaces with fuel stoves, along with aged floor boards and a pretty window seat in the dining room. Large windows with stained glass detailing allow

plentiful natural light to fill the rooms. The sitting room opens to a delightful garden room providing additional entertaining space and offering lovely views across the garden and valley beyond.

The kitchen is set to the rear of the house and is clearly the heart of the home. A more recent extension to the property, this L shaped room benefits from a separate dining area, ideal for informal and family supper parties. Doors open from the breakfast room to a fabulous raised terrace with a magnificent outlook over the garden and views as far reaching as the River Severn on a clear day. The kitchen has ample fitted units providing plentiful discreet storage and a white Rayburn for cooking. A large woodstore with direct access to the

lane for deliveries is set to the rear of the kitchen. A spacious laundry room and a study/home office, complete the ground floor.

Five bedrooms are located across the upper floors, with 3 bedrooms and two bathrooms on the first floor and two bedrooms on the second floor. The first floor principal bedroom also has a spacious en-suite shower and dressing room. The bedrooms benefit from a host of period features including original fireplaces and sash windows. A second home office is located on the first floor.

The lower level of the house comprises a large cellar and wine store together with a studio space, both of which could be adapted

for multiple uses such as a gym or teenage den.

## GARDEN & GARAGING

The garden at Highcroft is an absolute delight offering quintessential English country charm. Bursting with well-stocked borders, pretty pergola lined paths and aged fruit trees, there's a new discovery around every turn. Thoughtfully landscaped, the garden provides year round colour and a choice of seating areas. A large patio to the front of the house creates an ideal spot for alfresco hosting where a handsome fig tree lines the boundary wall.

A tandem garage and store room is accessed via the garden with vehicular access onto Walkley Hill.





## LOCATION

Church Place is a charming little lane discreetly tucked away off Walkley Hill. Lined with period properties, this small enclave of homes has a strong sense of community spirit. The location offers the best of both worlds, a peaceful haven, yet still within walking distance from Stroud town centre.

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.

The thriving market town of 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. The Prince Albert pub is also within a few minutes walk from Highcroft.

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 Beadesert 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.



## DIRECTIONS

Take the A46 from our Stroud office in the direction of Nailsworth, taking the first right after the roundabout into Rodborough Hill. Continue up the hill as far as the Prince Albert pub. Turn right at the pub into Walkley Hill. Church Place is the second turning on the right. Park on the lane and the garden gate to Highcroft will be found on your left.









# MURRAY'S

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

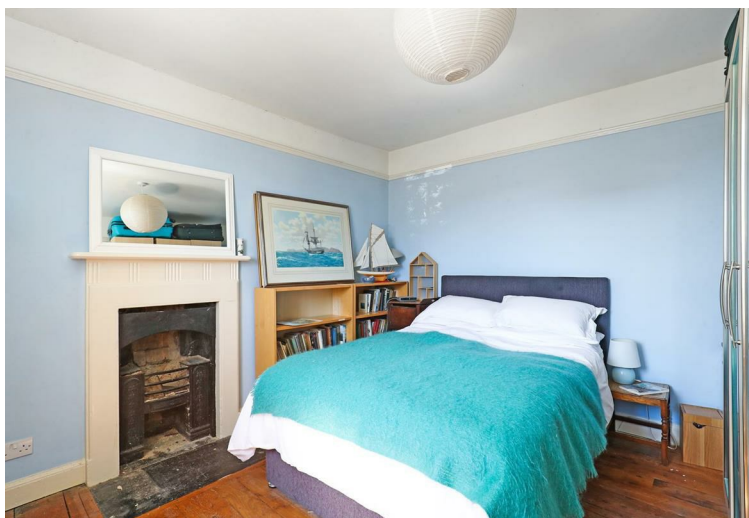
01453 886334

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

N/A Grade II Listed

## SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F £3,358.45 . Ofcom Checker: Broadband, Standard 13 Mbps, Superfast 43 Mbps. Mobile, Inside - O2, Outside - all likely.

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

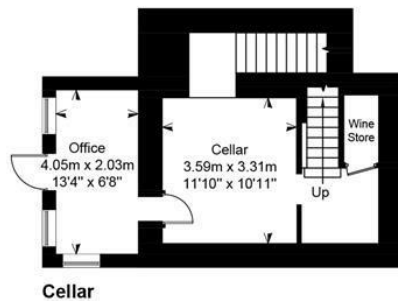
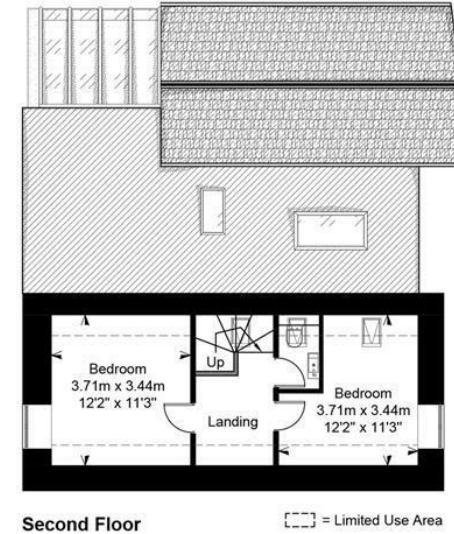
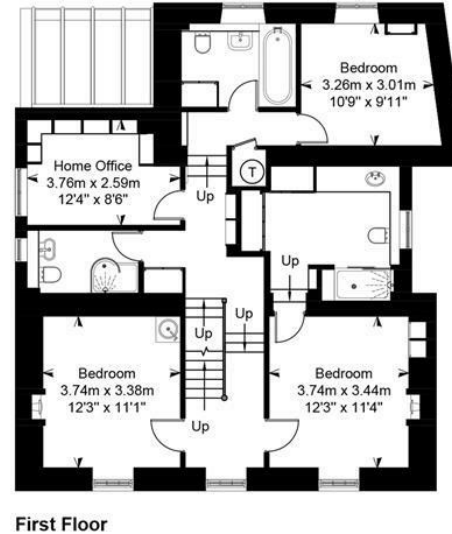
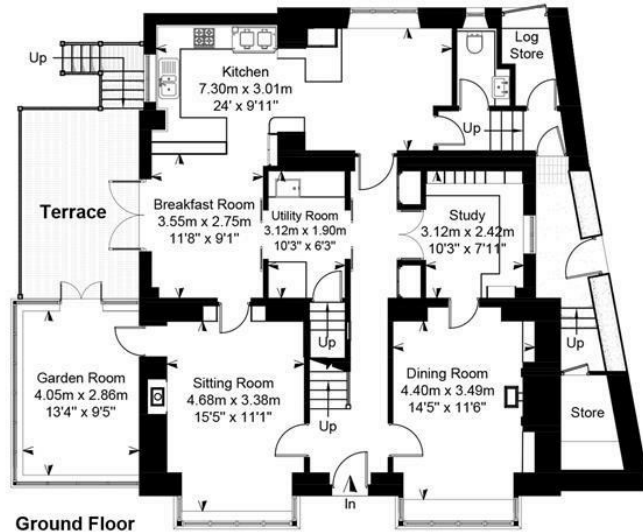


## Highcroft, Church Place, Rodborough, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

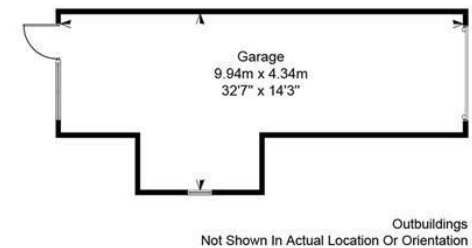
House	252 sq metres / 2713 sq feet
Cellar	35 sq metres / 377 sq feet
Garage	33 sq metres / 355 sq feet
Store	3 sq metres / 32 sq feet

Total	323 sq metres / 3477 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



## SUBJECT TO CONTRACT

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