

SHEPHERDS HOE · THE HITHE
RODBOROUGH COMMON · STROUD





SHEPHERDS HOE · THE HITHE ·
RODBOROUGH COMMON ·
STROUD · GL5 5BN

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £1,450,000

- Light-filled Home
- Exclusive Private Road Location
- Good-sized Private Garden
- Close Proximity to Excellent Schools
- Beautifully Proportioned Rooms
- Open-plan Kitchen/Dining Room
- Driveway Parking
- Double Garage

Shepherd's Hoe offers a light-filled family home with beautifully proportioned rooms that work equally well for entertaining as for everyday living, along with a private, level garden set to the rear of the house, garaging and parking

Description

Located on The Hithe, an exclusive private road on Rodborough Common, Shepherd's Hoe offers a spacious home with carefully thought out living spaces and an abundance of natural light throughout.

Opening to a gravel driveway, the property is enclosed with mature hedging, creating a lovely sense of privacy.

A large reception hall gives an immediate sense of space, setting the tone to the remainder of the house.

The open-plan kitchen/dining room is clearly the heart of the house with built-in cabinetry providing plentiful discreet storage and ample room for a good-sized dining table,

ideal for informal supper parties and family dining. A Redfyre range cooker creates a focal point to the room and double doors open from the dining area to a patio and the rear garden.

A separate dining room ideal for more formal entertaining, overlooks the rear garden.

The sitting room is a wonderful room for year-round entertaining with an open fire for the colder months and double doors opening to the patio for summer entertaining.

A large library offers a useful second reception room.

A cloakroom and good-sized laundry room,

complete the ground floor.

Four double bedrooms, two with en-suite, are located on the first floor. The three rear facing rooms all benefit from a pretty outlook over the garden. The principal suite has a large en-suite bathroom along with a walk-in wardrobe and useful storage room. A good-sized family bathroom services the remaining two bedrooms.

A home office is perfect for working from home.

The Garden

Tucked away to the rear and side of the house, the garden at Shepherd's Hoe offers a peaceful and private haven.

Enclosed by mature hedging and well-stocked with mature trees, the garden also benefits from a large patio area for relaxing and alfresco dining.

A gravel driveway and double garage offer plentiful parking.



Location

Considered one of the most desirable addresses in the vicinity, The Hithe is an exclusive development of handsome and individual properties located directly off Rodborough Common.

The location of Shepherd's Hoe is immediately impressive whilst also affording tremendous privacy.

The property is surrounded by hundreds of acres of National Trust common land with Rodborough Common on the doorstep and Minchinhampton Common a short walk away.

The Hithe is within easy reach of several charming market towns, including Minchinhampton, Stroud and Nailsworth.

Minchinhampton is a quintessential Cotswold town offering a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society

events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is a short drive away and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beadesert Park is within easy reach of Shepherd's Hoe; other nearby schools in the private sector include Westonbirt in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is less than a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



Directions

From our Minchinhampton office head towards the Market Square and out of the town. Turn left onto the Cirencester Road and follow the road across the common for circa one mile, passing The Bear pub on your left. Take the second left shortly after The Bear and the entrance to The Hithe is the second turning on the left. Shepherd's Hoe is the third house on the left hand side.





MURRAY'S

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 41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

E

SERVICES

Mains electricity, water, drainage and gas. Gas CH.
 Stroud District Council Tax Band G (£4065.66 2026/27).
 Ofcom Checker: Broadband Standard 10Mbps,
 Superfast 36 Mbps. Mobile Coverage: EE / 3 Good,
 Vodafone / O2 Ok.

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

Shepherds Hoe, The Hithe, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

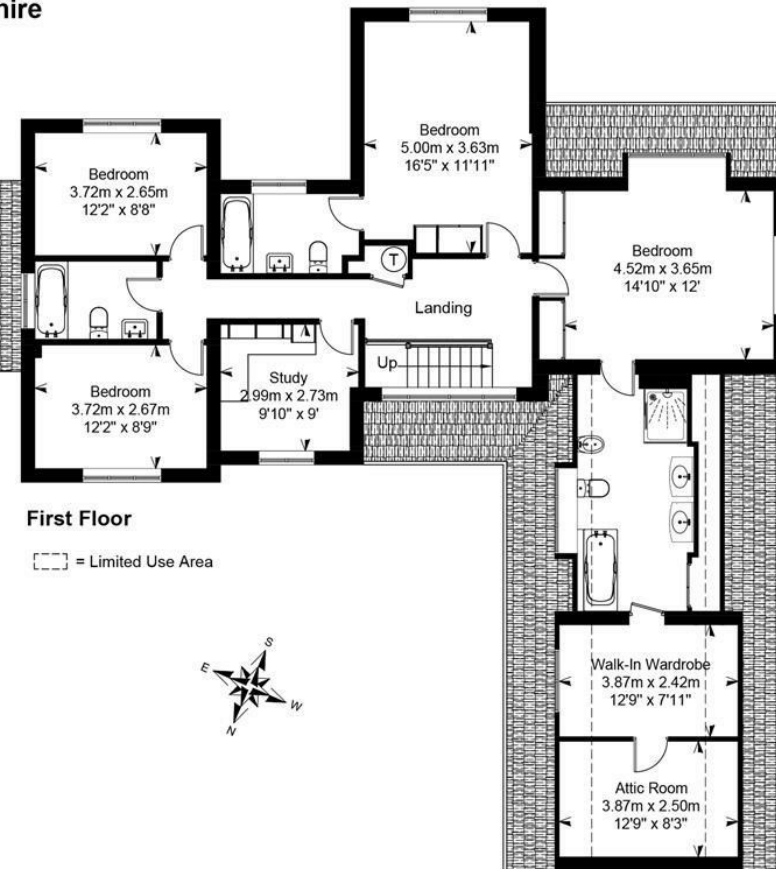
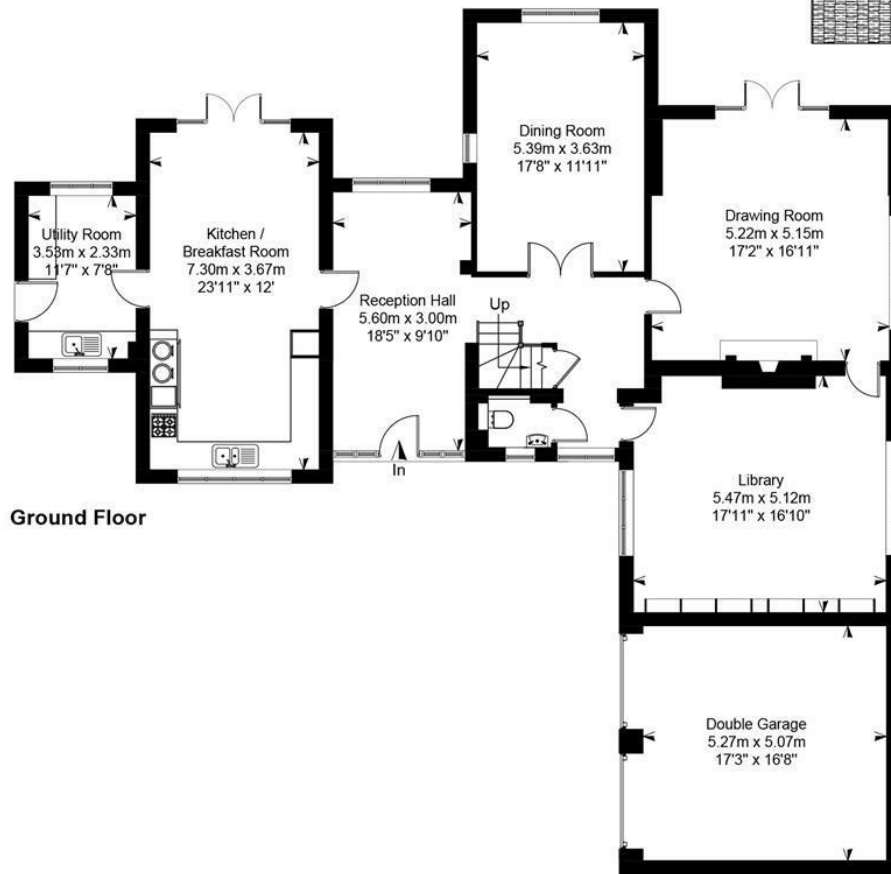
House 268 sq metres / 2885 sq feet

Attic Room 10 sq metres / 107 sq feet

Garage 28 sq metres / 301 sq feet

Total 306 sq metres / 3293 sq feet

(Includes Limited Use Area 14 sq metres / 150 sq feet)



Simply Plans Ltd © 2026

07890 327 241

Job No SP4074

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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