

SHEPHERDS HOE · THE HITHE  
RODBOROUGH COMMON · STROUD





A large, white built-in bookshelf spanning the wall, filled with numerous books of various sizes and colors. The books are neatly organized on multiple shelves, creating a wall of knowledge. A vase of pink flowers sits on one of the lower shelves.

A cream-colored leather sofa with a tufted backrest, positioned in the center of the room. It is decorated with several cushions, including two bright red ones and a blue patterned one.

A red leather tufted armchair with a white throw blanket draped over its back, located near the window. The chair has a classic, elegant design.

A low, rectangular wooden coffee table with a simple, sturdy frame. It is topped with a stack of several books, including one with a black cover and the word 'CARTER' visible.

A large, vibrant rug with a complex geometric pattern in shades of red, blue, and white. The pattern features large, stylized motifs that resemble crosses or stars within hexagonal shapes.

A wooden chair with a highly detailed, colorful floral and geometric patterned upholstery. It has a classic wingback design and is positioned on the left side of the room.

A small, round wooden side table with a dark finish. It holds a lamp with a white shade and a small white object, possibly a speaker or a container.

A window with a black frame, partially covered by long, light-colored pleated curtains. The window looks out onto a green landscape.

A track lighting fixture with four adjustable spotlights, mounted on the ceiling to provide focused illumination.

Another track lighting fixture with three adjustable spotlights, mounted on the ceiling in a different part of the room.

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, Beaudesert 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.



Shepherd's  
Hoe



# MURRAYS

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

E

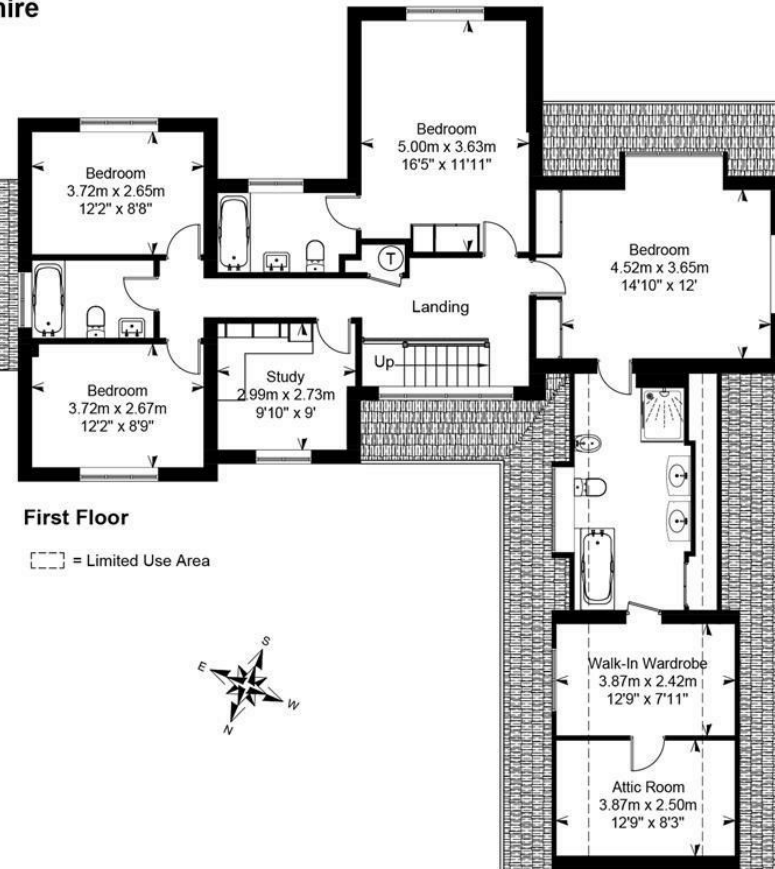
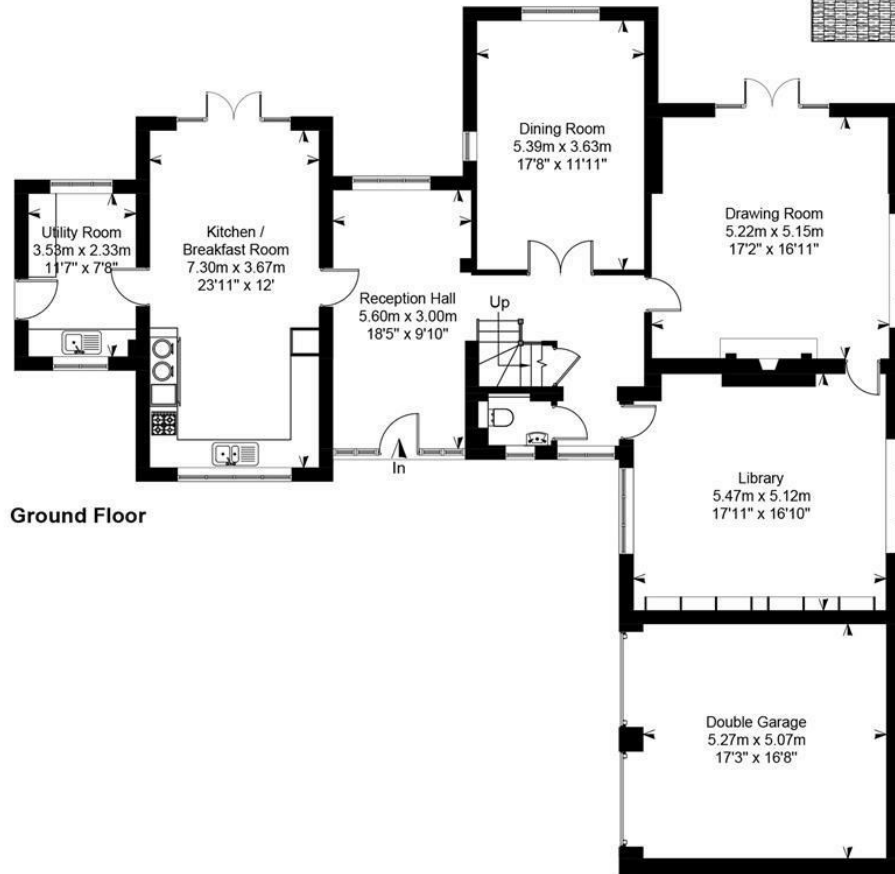
## SERVICES

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
<b>Total</b>	<b>306 sq metres / 3293 sq feet</b>
(Includes Limited Use Area)	14 sq metres / 150 sq feet



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 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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