

SUNNYBANK RODBOROUGH



WHITAKER
SEAGER



SUNNYBANK, THE BUTTS, RODBOROUGH, STROUD, GL5 3UP

POSITIONED AT THE FOOT OF RODBOROUGH COMMON,
WITH ELEVATED VIEWS. A DETACHED GRADE II LISTED
3 BEDROOM HOME, WITH PARKING FOR 2 CARS.

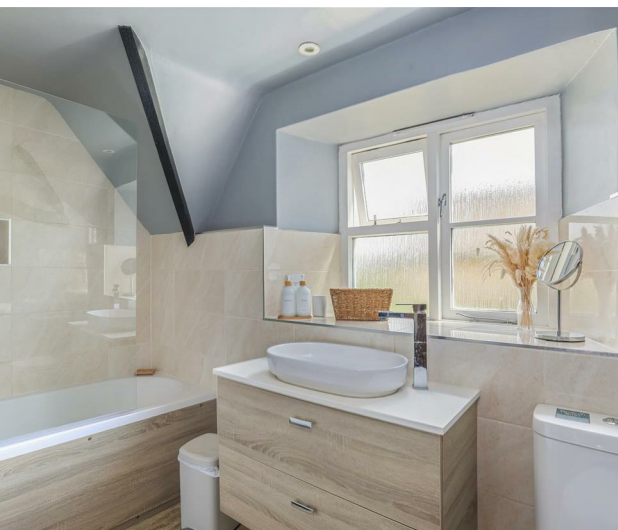
The property

Occupying a wonderful position at the foot of Rodborough Common, less than a mile from the vibrant market town of Stroud, this detached Grade II Listed home enjoys elevated views to the rear together with the rare advantage of private parking for two cars. Deceptive from the front, the property offers spacious and well-proportioned accommodation that is best appreciated by an internal inspection. While the original front entrance remains in use, the current owners typically access the house via the private driveway off Butterrow West, entering through the practical rear hallway which leads into the main reception hall. The ground floor provides two characterful reception rooms, one positioned to the front of the house and the other overlooking the garden to the rear, with French doors opening outside. Both rooms feature fireplaces with wood-burning stoves, parquet flooring and the period

charm expected of a home of this era.

Complementing the living space is a traditional shaker-style kitchen/dining room with a double aspect overlooking the front of the property and the side garden there is space for a range cooker and free standing dishwasher. Also on this floor are a useful shower room and built-in hallway storage. Stairs rise to the first floor where there are three double bedrooms and a family bathroom. The principal bedroom is particularly impressive, enjoying a double aspect, built-in cupboard, exposed floorboards and an abundance of natural light. The remaining two bedrooms are also comfortable doubles and are served by the modern family bathroom with shower over the bath. Outside, the gardens extend predominantly to the side and rear of the property, with areas of lawn interspersed with established flower borders, creating an attractive and outdoor space. A private driveway provides off-road parking for two vehicles.





Guide price
£549,000

- *Parking for 2 cars*
- *Kitchen/dining room*
- *Sitting room and living room*
- *Downstairs shower room*
- *3 double bedrooms*
- *Family bathroom*
- *Rear and side garden*
- *At the foot of Rodborough Common, less than a mile from Stroud center*
- *Main drainage, gas central heating*
- *Ofcom - Ultrafast broadband available. Good outdoor coverage. Variable in-home with Three.*

WITHIN EASY REACH...
Stroud Train Station 0.7 miles (walking distance)
Nailsworth 3.9 miles
Minchinhampton 3.3 miles
Cirencester 13.3 miles
Cheltenham 14.1 miles

Outside

Perched below Rodborough Common, the property enjoys attractive gardens to the side and rear, together with a small front garden enclosed by a traditional Cotswold stone wall. The outside space has been thoughtfully divided into two distinct areas. Predominantly laid to lawn, the gardens are interspersed with well-stocked, mature flower and shrub borders, providing colour and interest throughout the seasons, while offering space for children to play, keen gardeners to enjoy, or simply to relax and entertain. A timber shed provided outside storage. Steps descend from the main garden to a gravelled parking area, discreetly positioned to the rear of the property and accessed via Butterrow West. This private parking area provides off-road parking for two vehicles, a particularly valuable feature for a period home in such a desirable location. The cottage benefits from pedestrian access over a shared path, offering another route onto Butterrow West.

Situation

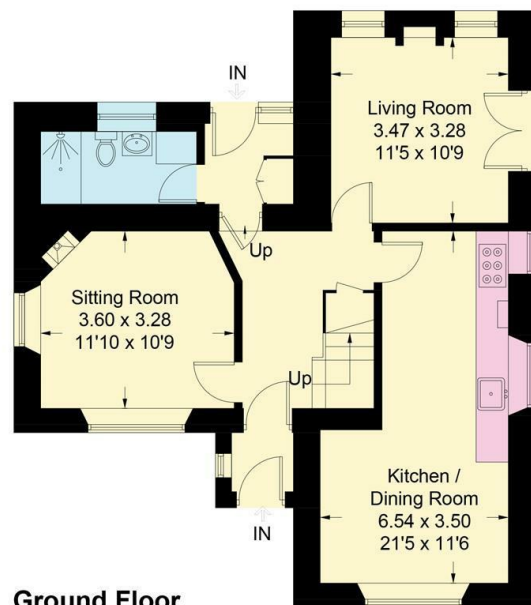
Perfectly positioned to enjoy the very best of Rodborough, this home occupies an enviable setting at the foot of the much-loved Rodborough Common, a 600-acre National Trust-owned expanse of open grassland renowned for its far-reaching views, grazing cattle and miles of scenic walking routes. Quite literally on the doorstep, the Common provides endless opportunities for walking, running, cycling and dog walking, making this a wonderful location for those who enjoy an active outdoor lifestyle. Rodborough has long been one of the Stroud area's most sought-after communities, offering a welcoming village atmosphere with an excellent range of local amenities. The popular Prince Albert pub is within easy walking distance, while a strong sense of community is fostered through local events, sports clubs and nearby churches. Families are well served by highly regarded schools including Rodborough Community Primary School and Gastrells Community Primary School, with the acclaimed Stroud High School and Marling School among the area's popular secondary choices. Despite its peaceful setting, the property enjoys exceptional accessibility. Stroud town centre is just 0.8 miles away and can easily be reached on foot, offering an excellent selection of independent shops, cafés, restaurants and the award-winning weekly Farmers' Market, alongside larger retailers including Waitrose. Stroud railway station is also within walking distance, providing direct services to London Paddington, making the property equally appealing to commuters seeking a balance between countryside living and city connectivity.



Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323039)



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Useful Information

Tenure: Freehold

Postcode: GL5 3UP

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating

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.

