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OF
GLOUCESTERSHIRE



BALDOON , STROUD, GL5 2PW

£800,000

The Property

Balloon is a substantial detached residence occupying a peaceful, elevated position within an idyllic hamlet, bordered to the front and rear by National Trust common land. The property enjoys excellent privacy, far-reaching views and convenient access to the delights of Minchinhampton, Nailsworth and Stroud.

The approach is via a cattle grid and private driveway, framed by traditional dry-stone walling, mature planting and established gardens. Attractive Cotswold stone elevations complement the rural setting, while a sheltered seating area to the front enjoys views across the surrounding landscape.

The spacious and versatile accommodation has been well maintained, while offering scope to update or reconfigure to suit individual requirements.

Internally: a generous entrance hall with doors leading to: a dining/family room overlooking the front garden and including a chimney breast, offering potential to introduce a fireplace or log burner, subject to the necessary requirements. The adjoining fitted kitchen provides extensive wooden cabinetry, integrated appliances and good preparation space, with a separate utility room.

The garden room is a particular feature, with a vaulted ceiling, roof lights, tiled flooring and extensive glazing. Bi-folding doors open directly onto the terrace and gardens, creating an excellent space for everyday living and entertaining.

The light-filled sitting room enjoys a triple aspect, with bi-folding doors opening onto the south-facing terrace. A further chimney breast provides additional scope to introduce a focal point.

The master bedroom includes fitted wardrobes, an en-suite shower room and views across the front garden. There are two further bedrooms with fitted storage, together with a family bathroom and separate cloakroom. Bedroom three also provides access to the loft. The bathrooms would benefit from some updating.

The double garage has two electric doors and useful loft space above. A home office and cloakroom are positioned to the rear, providing flexible space for home working, hobbies or possible independent accommodation. This area offers potential for an annex-style arrangement or accommodation above the garage, subject to the necessary permissions.

Outside, the beautifully established gardens include lawns, mature planting and south-facing terraces, providing a private and peaceful setting.

Offered to the market with no onward chain, Balloon provides generous accommodation, a double garage, home office and exceptional gardens, together with considerable potential to update and adapt the property.

PLEASE NOTE: THE PROPERTY IS CURRENTLY EMPTY. AI imagery has been used within the brochure and online marketing to help buyers visualise selected rooms when furnished. Online, these rooms are shown both empty and with AI-enhanced imagery for guidance.





Outside

Set within approximately 0.27 acres, Baldoon enjoys beautifully established gardens that wrap around the property, creating a lovely balance of manageable, level grounds and generous outside space. To the front, a private driveway accessed over a cattle grid with drystone walling to each side. Parking for multiple vehicles up to the garage, opening to a lawned frontage with a wealth of well-stocked borders and a selection of ornamental trees. Perfect to sit and relax and enjoy open countryside and views of the surrounding landscape.

Pathways to each side of the property provide ease of access to well thought-out landscaped south-facing gardens designed for ease of maintenance and enjoyment of the sunny aspect.

Stone terraces and seating areas arranged to make the most of the peaceful backdrop. These areas provide inviting spaces for outdoor dining, morning coffee, evening drinks or quiet moments in the sunshine whilst seamlessly connected with the reception rooms.

Raised borders create a delightful backdrop, and steps leading to a lawned garden and an ornamental pond nestled within the surrounding greenery, adding to the tranquil setting.

In summary, this is an enchanting garden, thoughtfully designed to be enjoyed throughout the seasons, whether entertaining friends, dining outside, pottering among the planting, or simply sitting quietly and taking in the atmosphere. The combination of established planting, Cotswold stone elevations, private terraces and surrounding National Trust land gives Baldoon a truly special feel; peaceful, mature and wonderfully in tune with its surroundings.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band G and EPC rating E





Location

Burleigh is one of the area's most sought-after hillside settings, loved for its peaceful semi-rural feel, beautiful Cotswold scenery, and excellent access to the surrounding countryside. Nestled below Minchinhampton Common and close to hundreds of acres of National Trust land, the area offers an exceptional lifestyle for those wanting privacy, walks from the door, and a real sense of escape, without feeling remote.

The nearby Minchinhampton and Rodborough Commons are renowned for their rolling open grassland, far-reaching views across the Stroud Valleys and Severn Estuary, and wonderful walking routes through a landscape rich in wildlife and wildflowers. The commons are also designated as Sites of Special Scientific Interest, reflecting their important limestone grassland and diverse natural habitat.

Despite the tranquil setting, Burleigh remains wonderfully convenient. Minchinhampton is only a short distance away and provides a charming selection of everyday amenities, including independent shops, cafes, public houses, and sought-after primary schools including Beaudesert Park preparatory school. Brimscombe Corner at the bottom of the hill, provides a useful post office and general store, while Stroud offers a wider range of shops, supermarkets, restaurants, leisure facilities, and its popular farmers' market.

The area is also well placed for schooling, with secondary and sixth form options in and around Stroud, including Archway School, Stroud High School and Marling School. The charming market town of Cirencester is just over 10 miles away and offers further education at Cirencester College, together with higher education at the Royal Agricultural University.

For those commuting or travelling further afield, the position is particularly appealing, with good access to Stroud, Nailsworth, Minchinhampton and Cirencester, together with railway links from nearby Stroud and Kemble providing direct services towards London. The combination of countryside, convenience, schooling and community makes Burleigh a consistently desirable address within the Stroud Valleys.



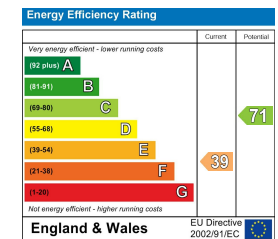
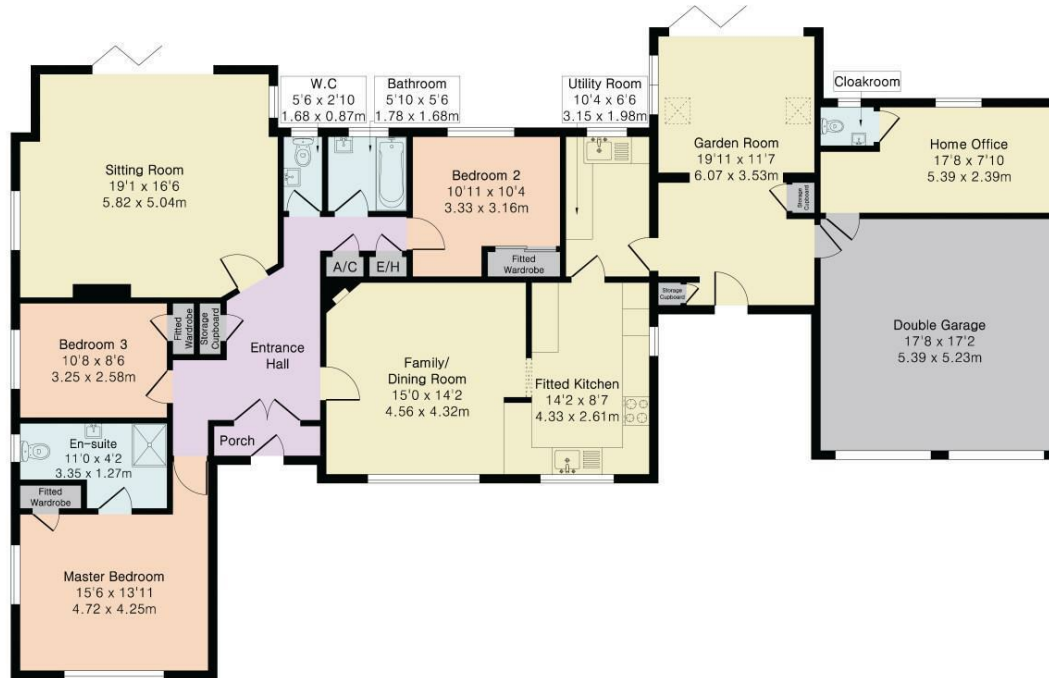
Directions

From Ecotricity in Stroud, proceed through Stroud town centre and continue onto London Road. Follow the road to Brimscombe, then turn right up Brimscombe Hill. Continue up the hill towards Burleigh and Rodborough Common. Go over the cattle grid then take the third turning right onto Rodborough Quiet Lane. Continue along the lane, where Baldoon will be found on the left hand side as denoted by our for sale sign.

///openings.surface.fussy



**Approximate Gross Internal Area 2128 sq ft - 198 sq m
(Including Garage, Garden Room & Home Office)**



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