

6 SHEPHERDS WELL  
RODBOROUGH COMMON





6 SHEPHERDS WELL  
RODBOROUGH COMMON  
STROUD  
GL5 5DD

BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 2

GUIDE PRICE £1,250,000

- Large Family Home
- Flexible Accommodation
- Well presented throughout
- Integrated Double Garage
- Views over Rodborough Common
- Detached
- Private Road
- Ample Driveway with Parking
- Direct Access to National Trust Land
- Easy Access to Stroud, Cirencester, Tetbury & Nailsworth

A well presented detached family home on a small private development offering flexible accommodation with direct access to, and views over, Rodborough Common.

### Description

6 Shepherds Well forms part of a small private development of seven detached houses located on Rodborough Common. This substantial five-bedroom family home offers an exceptional balance of space, flexibility, and comfort with over 3000sq.ft of internal accommodation arranged over ground and first floor.

A welcoming pitched-roof porch provides a useful boot and coat area leading into the large central entrance hall. To the right of this is the spacious dual aspect sitting room with a feature fireplace and wood-burning

stove and double doors leading to the dining room. This in turn leads to the conservatory at the rear of the property overlooking and with direct access to the rear garden. These three interconnecting rooms are perfect for open-plan and flexible entertaining.

To the left of the ground floor is the kitchen/breakfast room which has been thoughtfully designed with a wide range of fitted units, offering ample storage and workspace. It provides a sociable setting for everyday family life, with space for informal dining. A separate adjacent utility room adds further practicality and gives internal

access to the double garage. Beyond this, a versatile additional room currently used as a home office. There is also a further study, which could be used as a playroom/snug and guest WC both off the entrance hall.

Upstairs, the accommodation continues to impress with five well-proportioned double bedrooms, all enjoying pleasant outlooks. The largest of these is the principal bedroom at the rear of the property with fitted storage along the length of one wall and an en-suite bathroom featuring both a

bath and separate shower. The second bedroom also enjoys the convenience of its own en-suite facilities, and there is a further family bathroom servicing the other three bedrooms.

This L-shaped property sits centrally in its plot with ample driveway parking alongside the double garage. To the rear, the level garden mainly laid to lawn is designed to offer a variety of spaces for entertaining, relaxation and play, including paved patio areas and a raised deck.



## Location

Shepherds Well is located in an enviable position on Rodborough Common, which together with the neighbouring Minchinhampton Common, makes up over 600 acres of National Trust land. With wonderful walks on your doorstep, Minchinhampton Common is also home to a popular golf course.

There are two popular pubs within walking distance of the property and Winstones Ice Cream factory and shop is a short walk away.

The market towns of Stroud, Nailsworth and Minchinhampton, are all close by, offering a wide choice of amenities including several major supermarkets in nearby Stroud, as well as an award winning Saturday Farmers Market. Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as local stores and a new purpose built doctors surgery.

Excellent schools are a key draw to the area, with several sought after grammar schools in Stroud, Gloucester and Cheltenham as well as popular primary schools in both Amberley and Minchinhampton. There is also a good choice of schools in the private sector, including Beaudesert Park, just a short walk from the property, along with Wycliffe in Stonehouse and Westonbirt in Tetbury. There is also a broad range of sought after private schools in nearby Cheltenham.

Shepherds Well is circa 2 hours drive from London or 90 minutes by train from Stroud Station. The M4 and M5 motorways are also within easy reach.



## Directions

From our Minchinhampton office follow West End into Windmill Road and out onto the common. At Tom Long's Junction, turn right and immediately left in the direction of Stroud. The entrance to Shepherds Well will be found on the right after circa half a mile, immediately after the entrance to Bownham Park, before the Bear Inn.





# 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

C

## SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band G - £4,065.66. Ofcom Checker: Broadband - standard 15 Mbps superfast 70 Mbps, Mobile Networks: Indoor - limited, Outdoor - all likely

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

## 6 Shepherds Well, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 250 sq metres / 2691 sq feet  
 Garage 25 sq metres / 269 sq feet  
 Office 12 sq metres / 129 sq feet

Total 287 sq metres / 3089 sq feet

Simply Plans Ltd © 2026

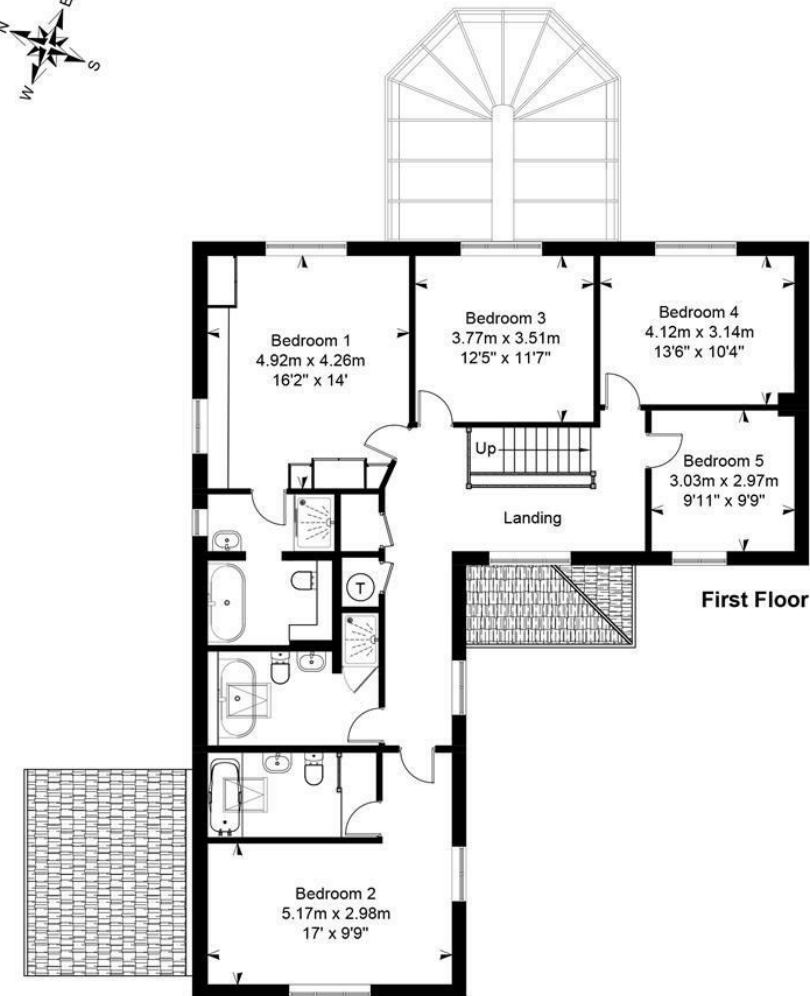
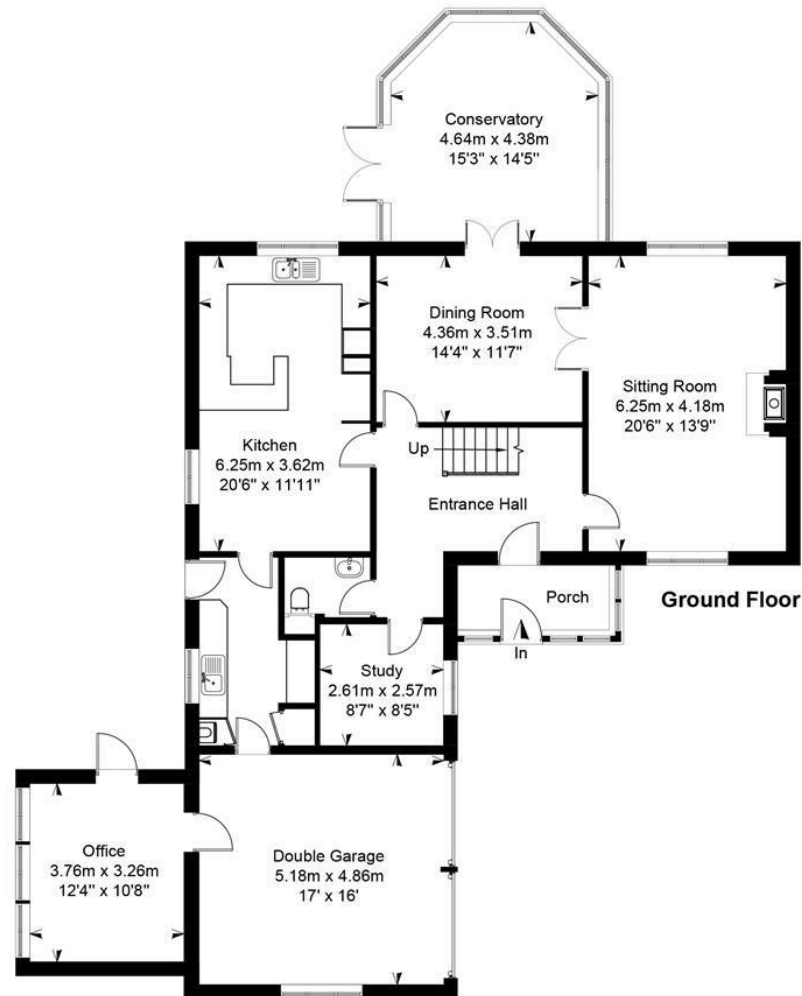
07890 327 241

Job No SP4007

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

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate