



RODCOMBE
ASTON SUB EDGE, GLOUCESTERSHIRE

Butler 
Sherborn


JACKSON-STOPS

**RODCOMBE, ASTON SUB EDGE,
CHIPPING CAMPDEN, GLOUCESTERSHIRE, GL55 6QF**

TOTAL APPROX. GROSS INTERNAL AREA: 2,377 SQ FT / 220.8 SQ M

A HANDSOME GRADE II LISTED COTSWOLD
PROPERTY ENJOYING A PEACEFUL POSITION
AT THE END OF A NO-THROUGH LANE
WITH DELIGHTFUL COUNTRYSIDE VIEWS



DISTANCES

CHIPPING CAMPDEN 2 MILES

BROADWAY 5 MILES

MORETON-IN-MARSH 10 MILES
(MAIN LINE STATION TO LONDON PADDINGTON
FROM 1HR 30MINS)

STRATFORD-UPON-AVON 12 MILES

CHELTENHAM 20 MILES
(DISTANCES & TIMES APPROX)

ACCOMMODATION IN BRIEF

- Kitchen/Breakfast room
- Utility
- Sitting/Dining room
- 4 Bedrooms
- 3 Bathrooms
- Garage
- Mature gardens totalling approximately 0.49 acre
- Fabulous rural views, no-through lane
- Being offered to the open market for the first time since the Estate was acquired in 1753.





THE PROPERTY

Rodcombe is a handsome Grade II Listed detached Cotswold farmhouse dating back to the late 17th century, occupying an enviable position towards the end of a peaceful no-through lane in Aston Sub Edge with far-reaching countryside views. Constructed of mellow Cotswold stone beneath a traditional stone tiled roof, the property retains a wealth of original character features including exposed beams, flagstone flooring, window seats and an impressive inglenook fireplace. The earliest known inscription within the property, "E.B. 1689", can be found carved into a beam above the staircase, reflecting the home's rich heritage and history. The accommodation is arranged over three floors and offers well-proportioned and versatile living space throughout. A spacious reception room forms the heart of the house with wide oak floorboards, exposed structural timbers and the substantial inglenook fireplace creating a wonderful focal point. The kitchen/breakfast room is fitted with an attractive range of shaker style cabinetry, flagstone floors and enjoys lovely views over the surrounding gardens and countryside. Adjacent is a particularly useful utility/boot room with external access. On the first floor are two generous double bedrooms, one benefitting from an ensuite shower room, together with a separate family bathroom. Two further characterful rooms are positioned within the upper floors and provide excellent additional bedrooms, home offices or hobby rooms. Rodcombe now offers an excellent opportunity for a purchaser to enjoy a quintessential period Cotswold home in one of the area's most sought-after villages.





LOCATION

Aston Sub Edge is a delightful and unspoilt Cotswold village, comprising a small collection of attractive period homes built predominantly of mellow Cotswold stone. Located at the foot of the Cotswold escarpment, the village enjoys a peaceful rural setting surrounded by beautiful rolling countryside. The historic market town of Chipping Campden lies just 2 miles away and provides an excellent range of everyday amenities including independent shops, cafés, restaurants, pubs and schooling, whilst nearby Broadway offers a further selection of boutiques and eateries. The surrounding area is renowned for its outstanding walking and riding countryside, excellent country pubs and popular attractions including Hidcote Manor Garden and Broadway Tower. Mainline railway stations at Moreton-in-Marsh and Honeybourne provide regular services to London Paddington.

OUTSIDE

The property is approached via a gravelled driveway providing ample private parking and access to a detached garage/store. The gardens and grounds are a particular feature of the property, being predominantly laid to lawn with mature trees, established shrubs and traditional dry-stone walling. The grounds enjoy a delightful open aspect across adjoining pastureland and rolling countryside beyond, creating a peaceful and picturesque setting. A number of seating areas provide ideal spaces for outdoor entertaining and enjoying the surrounding views, whilst the mature planting and established boundaries offer a good degree of privacy. A number of seating areas provide ideal spaces for outdoor entertaining and enjoying the surrounding views, whilst the mature planting and established boundaries offer a good degree of privacy.



PROPERTY INFORMATION

Tenure: The property is freehold and vacant possession will be granted on completion.

Fixtures & Fittings: All items in the nature of fixtures and fittings described in these details will be included with the property. All other such items are specifically excluded.

Viewing: An appointment to view is essential and should be made through the Butler Sherborn Stow-on-the-Wold Office - T: 01451 830731 or Jackson-Stops Chipping Campden office - T: 01386 840224 | E: campden@jackson-stops.co.uk

Local Authorities: Cotswold District Council - T: 01285 623000

Council Tax: Council tax band G

Services: Mains gas, water, electricity and drainage. Gas fired central heating.

Mobile & Internet Coverage: Mobile coverage is good at the property with Vodafone, O2 and EE and variable with Three. Ultrafast broadband is available with download and upload speeds of 1000 Mbps. This data has been taken from checker. ofcom.org.uk on 13th May 2026.

DIRECTIONS (GL55 6QF)

what3words: [///simmer.squeezed.invoices](https://www.what3words.com/simmer.squeezed.invoices)

From Chipping Campden proceed west on the B4035 towards Broadway. Upon entering Aston Sub Edge, take the first turning to the left and you will find Rodcombe after a short distance on your right-hand side.



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

RODCOMBE

APPROXIMATE GROSS INTERNAL AREA:
2,377 SQ FT / 220.8 SQ M



Ground Floor

Second Floor 1

First Floor

Second Floor 2

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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