

1 ROCK COTTAGES RODBOROUGH



WHITAKER
SEAGER



1 ROCK COTTAGES, THE BUTTS, RODBOROUGH, STROUD, GL5 3UL

ON THE FRINGES OF RODBOROUGH COMMON,
LIES THIS CHARMING THREE BEDROOM SEMI
DETACHED GRADE II LISTED HOME WITH
PRETTY COTTAGE STYLE GARDEN.

The property

Located in an elevated position above the highly regarded area of Rodborough and just a few steps from Rodborough Common, this charming cottage enjoys an enviable setting. Ideal for those wishing to be part of this special community or simply enjoy walking on National Trust common land, the location offers the very best of Cotswold living.

This beautiful Grade II listed Cotswold stone cottage is the epitome of a quintessential English country home, brimming with character and charm, with climbing roses adorning the front elevation. Tastefully updated, the property successfully blends period features with stylish modern touches. Recent improvements include a kitchen makeover, the installation of a wood-burning stove, sheep's wool insulation, Victorian-style radiators, and extensive roof repairs.

The accommodation begins with a delightful sitting/dining room featuring exposed Cotswold stonework, exposed beams, wooden flooring, a window seat and a central fireplace with raised hearth and

wood-burning stove. Beyond is a rear hall with attractive flagstone flooring, providing access to the staircase, cloakroom, rear entrance and kitchen. The kitchen overlooks the courtyard and is fitted with a range of wall and base units, open shelving and integrated appliances including an oven, hob, dishwasher and washing machine. On the first floor are a generous double bedroom with fitted wardrobes, a second bedroom ideal as a nursery or home office, and a spacious bathroom fitted with a freestanding bath and separate shower. The principal bedroom occupies the top floor, a wonderfully characterful space with exposed beams, wooden floorboards and a dual aspect.

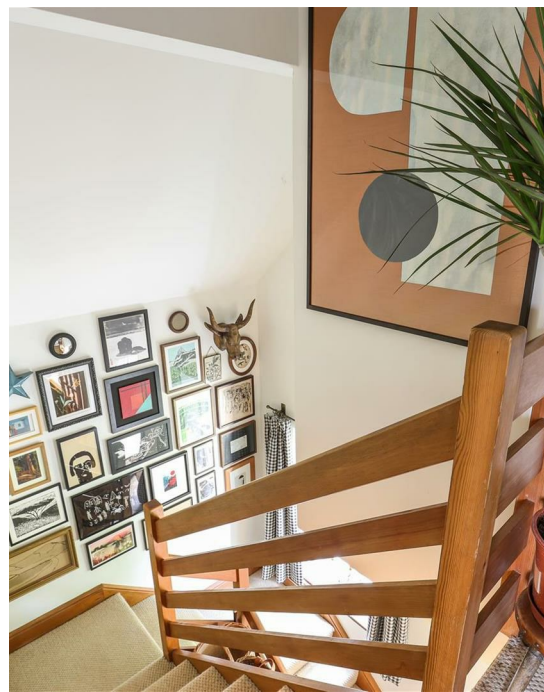
Property Information:

Gas central heating.

Ofcom: Broadband: Ultrafast. Mobile coverage: Good outdoors, variable inside.

There is no formal parking however there are places near the common.

There is a historic pedestrian right of way, (not use in decades). Vendor to supply further details





Guide price
£465,000

- *Living/Dining Room*
- *Kitchen*
- *Downstairs cloakroom*
- *Three Bedrooms*
- *Family Bathroom*
- *Garden with Courtyard*
- *Gas Central Heating*
- *Parking nearby on first come first served basis.*

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

Accessed via a gate, the front of the property opens onto an area where the bins are discreetly positioned, while a pathway leads around the side of the cottage to the rear courtyard. A few steps rise to a charming and private side garden, enclosed by mature hedging to the front and attractive Cotswold stone walls to the rear. Mainly laid to lawn, the garden is beautifully planted with established rose bushes and a variety of shrubs and flowering plants, creating a delightful cottage garden setting. Further steps lead to a raised terrace, an ideal spot for relaxing and enjoying the peaceful surroundings. To the rear of the cottage are two distinct outdoor areas. One provides an excellent space for al fresco dining beside the garden shed, which benefits from power, while the second sits directly outside the kitchen, offering a convenient area for everyday use. The rear courtyard is framed by attractive Cotswold stone walls, deep planted borders and established hedging, creating a wonderfully private and characterful outdoor space.


Situation

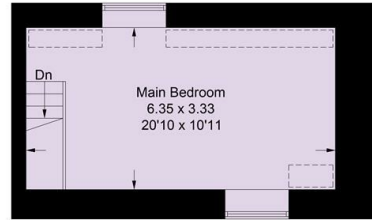
Perfectly positioned to enjoy life in Rodborough, this home is within walking distance of the Prince Albert pub and the 600-acre National Trust-owned Rodborough Common. Stroud is just 0.8 miles away, offering a wide range of amenities including a Waitrose supermarket, the award-winning weekly Farmers' Market, and an excellent selection of independent shops, cafés and restaurants. Direct rail services to London Paddington are available from Stroud railway station. Well-regarded local schools include Rodborough Community Primary School and Gastrells Community Primary School, while Stroud High School and Marling School are popular secondary options.



Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft
(Excluding Void)



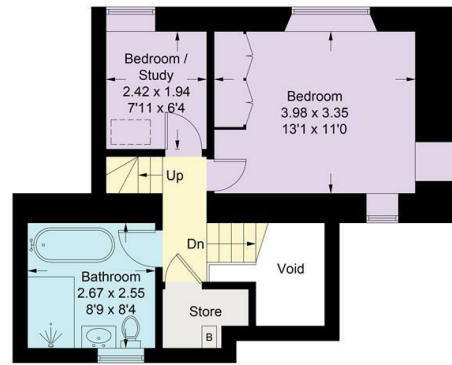
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306684)



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Useful Information

Tenure: Freehold

Postcode: GL5 3UL

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 C

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.

