



THE OLDE GOLDEN FLEECE · THE BUTTS · RODBOROUGH

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SALES & LETTINGS

THE OLDE GOLDEN FLEECE
THE BUTTS
RODBOROUGH
STROUD
GL5 3UN

Behind the handsome exterior of this Grade II listed building, The Olde Golden Fleece reveals a fascinating interior rich in character and period detail with attached Cottage, lovely gardens, views and a detached studio.

BEDROOMS: 5

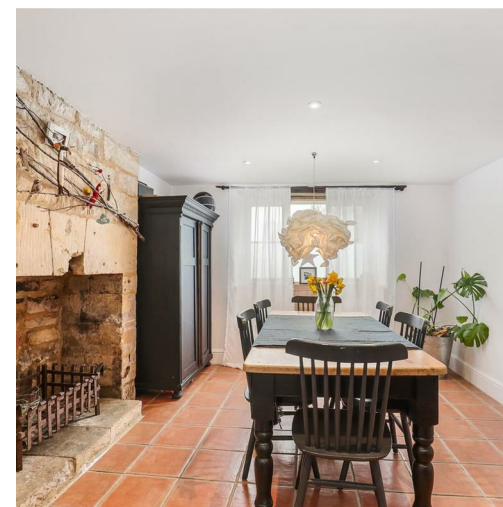
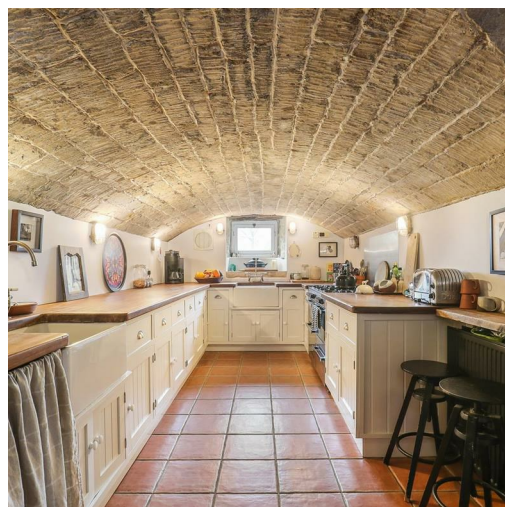
BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £825,000

FEATURES

- Grade II Listed former Public House
- Income/Extended Family Potential
- Garage/Workshop
- Vaulted Kitchen
- 5 Bedrooms in Main House
- Attached 2 Bed Cottage
- 2 Reception Rooms
- Gardens with Far Reaching Views
- Detached Studio
- Beautifully Presented



DESCRIPTION

Blending the charm of a substantial period home with contemporary style, The Olde Golden Fleece is a distinctive former public house that beautifully incorporates its original features into modern-day living.

The ground floor opens with a welcoming entrance hall leading into a spacious sitting room centred around a cosy wood-burning stove. A generous dining room provides an ideal entertaining space, highlighted by an attractive feature fireplace. The kitchen/breakfast room is particularly striking, featuring a barrel-vaulted ceiling, a large picture window, and a range of built-in units. A cloakroom/utility room completes the ground floor accommodation.

On the first floor, the principal bedroom is situated next to spacious bathroom fitted with both a roll-top bath and a separate shower cubicle. A second bedroom, currently used as a home office, is also located on this level. The second floor offers three further bedrooms along with an en-suite cloakroom each with a lovely far reaching view.

Outside, the property benefits from a garage with additional workshop space. The garden extends to the side and rear, featuring split-level lawns and attractive areas designed for outdoor entertaining. A detached studio/home office provides excellent additional workspace.

To the rear, an attached cottage offers flexible accommodation. Subject to the necessary consents, this could be incorporated into the main house, used to generate rental income, or serve as ideal accommodation for multi-generational living. The cottage includes a sitting room with wood-burning stove, kitchen, two bedrooms, a shower room, and a separate WC.

Parking is available within the garage.





DIRECTIONS

The property is easily found by leaving Stroud on the A46 in the direction of Nailsworth. Immediately before reaching "The Clothiers Arms", turn left up Rodborough Hill. Continue up the hill past "The Prince Albert" and the property can be found on the right hand side, immediately after the road narrows. For an initial visit, it is advisable to either park down by the pub or on the Common, above.

LOCATION

The location of The Olde Golden Fleece offers the best of both worlds, nestled on a hillside leading to acres of National Trust common land yet also within walking distance from Stroud town centre, a well regarded primary school and popular public house.

Well-known for its Bohemian arts vibe, Stroud benefits from a host of amenities including independent coffee shops and an award winning Saturday Farmers' Market. Several leading supermarkets are located in the town and surrounding areas, including Waitrose in the town centre.

Nailsworth is a short drive away offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops. The market town of Minchinhampton is also within easy reach, again with a host of coffee shops and a popular pub.

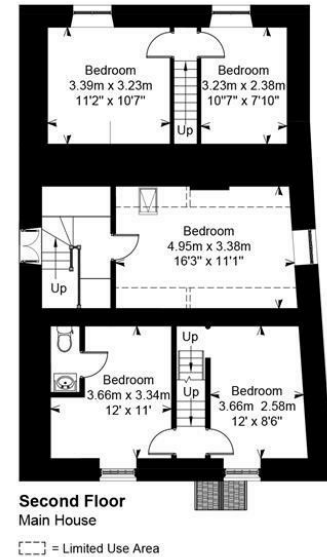
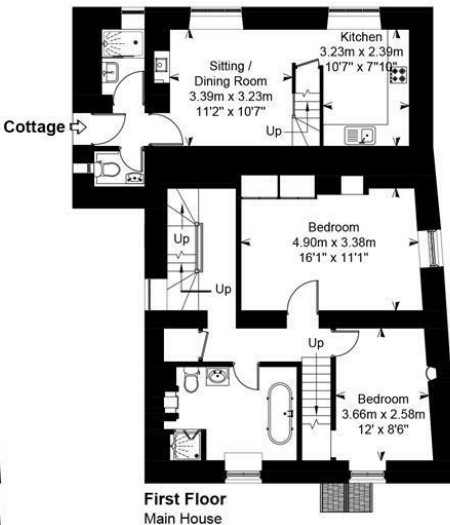
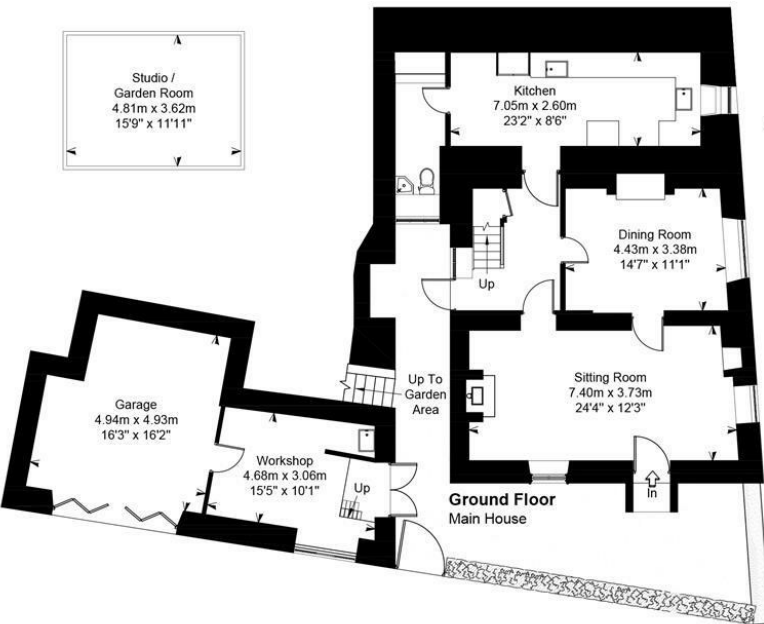
One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham, and Beaudesert Park in the private sector is located on nearby Minchinhampton Common.

The property is well placed for travel with trains into London Paddington (circa 90 mins) from nearby Stroud mainline Station. The M4 and M5 motorways are both easily accessible.



The Olde Golden Fleece, The Butts, Rodborough, Gloucestershire

Approximate IPMS2 Floor Area	
House	186 sq metres / 2002 sq feet
Cottage	50 sq metres / 538 sq feet
Garage / Workshop	39 sq metres / 420 sq feet
Studio / Garden Room	17 sq metres / 183 sq feet
Total	292 sq metres / 3143 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet)



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP3891
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

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TENURE
Freehold
EPC

SERVICES
All mains services are connected to the property. Gas central heating, mains drainage. Stroud District Council: Band E £2941.77 2025/26. Ofcom checker: Broadband: Standard14 Mbps, Ultrafast 2000 Mbps. Mobile Coverage: EE, 02, Vodafone, Three, all good outdoor, limited indoor.

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