



GREYSTONE - PRIVATE ROAD  
RODBOROUGH COMMON



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RODBOROUGH COMMON ·  
STROUD · GL5 5BT

BEDROOMS: 6

BATHROOMS: 2

RECEPTION ROOMS: 5

GUIDE PRICE £1,750,000

- Exceptional Arts and Crafts House
- Light-filled Rooms
- 6/7 Bedrooms
- 5 Receptions
- Impressive Tree-lined Avenue leading to the Property
- Original Features
- High Ceilings
- Sought-after Location on Private Road
- Hard Tennis Court
- Landscaped Grounds in Excess of an Acre

An exceptional country house tucked away at the end of a magnificent tree-lined avenue off the exclusive Private Road, offering spacious and light-filled rooms with a wealth of character features

#### DESCRIPTION

Built in 1910, Greystone is a superbly proportioned Arts and Crafts house, beautifully laid out with high ceilings and an abundance of natural light.

The property retains a host of original features including stone mullion windows and original fireplaces in many of the rooms. A gated tree-lined avenue creates an impressive entrance to the property which is both welcoming and elegant in equal measure.

A light-filled and spacious entrance hall sets the tone to the remainder of the home, with carefully thought-out living spaces which work equally well for everyday living as for hosting family and friends.

The five reception rooms are beautifully

proportioned and provide ample living and entertaining space. The original 'smoking room' is now used as a spacious sitting room/study and the principal drawing room is a wonderful room for entertaining with a pretty arched glazed door opening to the garden. All of the reception rooms retain the original working fireplaces with a feature raised hearth in the dining room, an ideal space for more formal entertaining. A good-sized TV room provides a useful additional reception, also working well as a teenage snug.

The kitchen with bespoke fitted units provides ample discreet storage with space for a good-sized table for informal dining and a red Aga providing a warming focal point. Doors open from the kitchen to a sheltered patio area, offering the perfect spot for a morning coffee or evening drinks.

A useful laundry room leads off the kitchen and a large cloakroom completes the ground floor.

Six bedrooms are located across the upper two floors with four good-sized double bedrooms on the first floor and two family bathrooms. All of the bedrooms have been thoughtfully laid out to provide ample storage and all benefit from pretty views of the garden. A further two bedrooms are located on the upper floor with an occasional walk-through 7th bedroom, ideal for grandchildren.

#### GARDEN & GROUNDS

The landscaped gardens have been beautifully designed to create various 'rooms' within the grounds. Extending to just over an acre, topiary neatly sections off areas of the garden to include an extensive kitchen garden, fruit

orchard and a large lawn area, ideal for sport and ball games. A fenced hard tennis court is ideal for sporting enthusiasts.

A stone-built double carport provides parking for two cars along with ample driveway parking.

Two separate patio areas, one leading off the kitchen and the other off the drawing room, provide idyllic spots for alfresco entertaining.



## LOCATION

Considered one of the most desirable addresses in the vicinity, Private Road is an exclusive development of handsome and individual properties located directly off Rodborough Common.

Greystone was only the second house to be built on Private Road. Hidden away at the end of a tree-lined avenue, the location is immediately impressive whilst also affording tremendous privacy.

The property is surrounded by hundreds of acres of National Trust common land with Rodborough Common on the doorstep and Minchinhampton Common a short walk away.

Private Road is within easy reach of several charming market towns, including Minchinhampton, Stroud and Nailsworth.

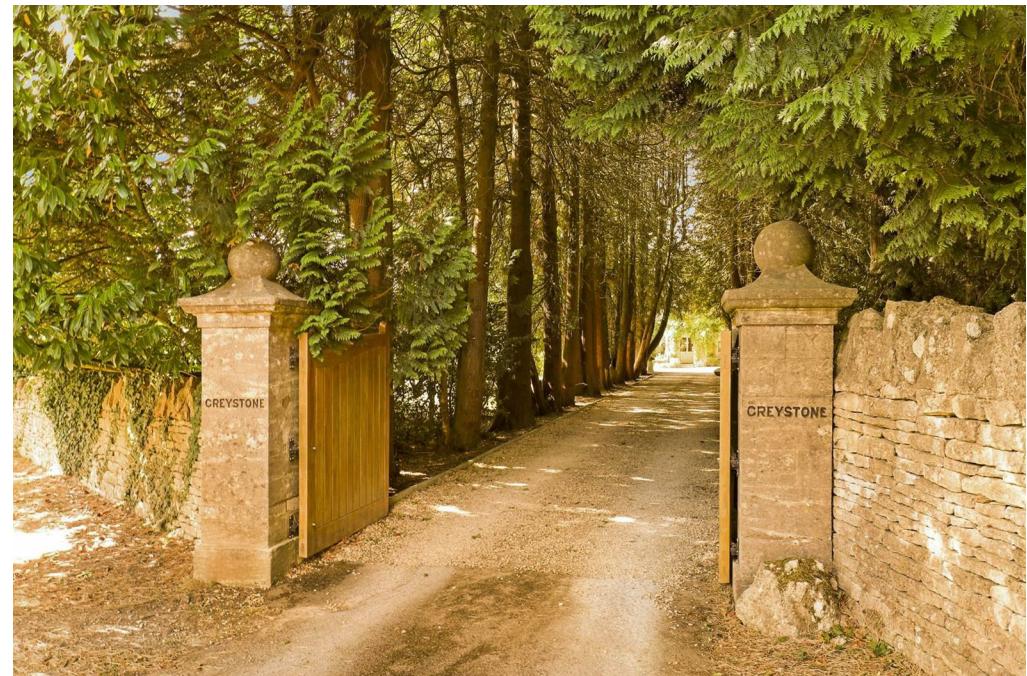
Minchinhampton is a quintessential Cotswold town offering a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze

the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is a short drive away and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park is within walking distance of Greystone; other nearby schools in the private sector include Westonbirt in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is less than a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



## DIRECTIONS

From our Minchinhampton office head towards the Market Square and out of the town. Turn left onto the Cirencester Road and follow the road across the common for circa one mile, passing The Bear pub on your left. Take the second left shortly after The Bear and the entrance to Private Road will be found on the left hand side. Greystone is circa 200 yards along Private Road on the right hand side, identified by its gated stone pillar and tree-lined entrance.





# 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

E

## SERVICES

Mains electricity, gas, water and drainage are believed to be connected to the property. Gas CH. Stroud District Council Tax Band H, £4,650.16 2025/26. Ofcom checker: Broadband Standard 12 Mbps, Superfast 37 Mbps; Mobile EE, Vodafone, O2 & Three

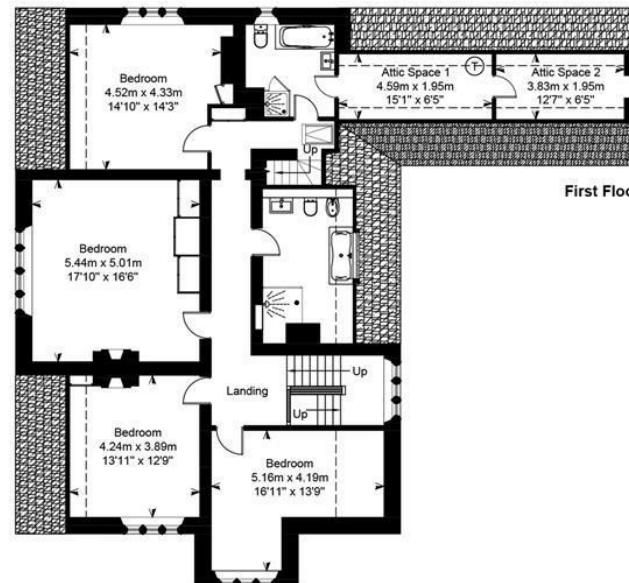
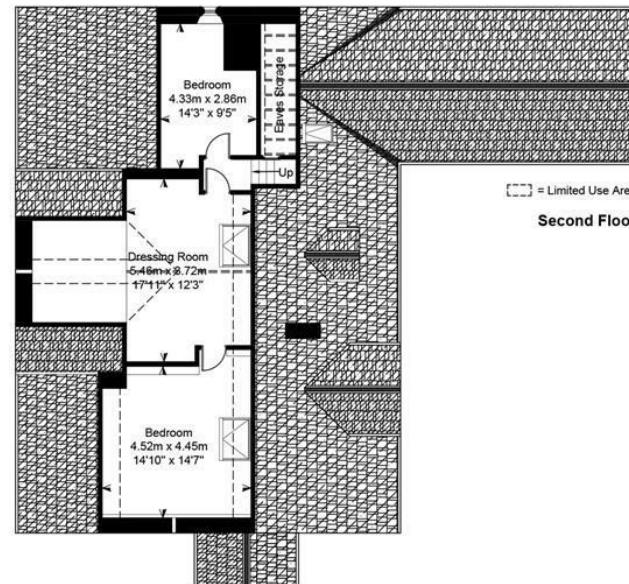
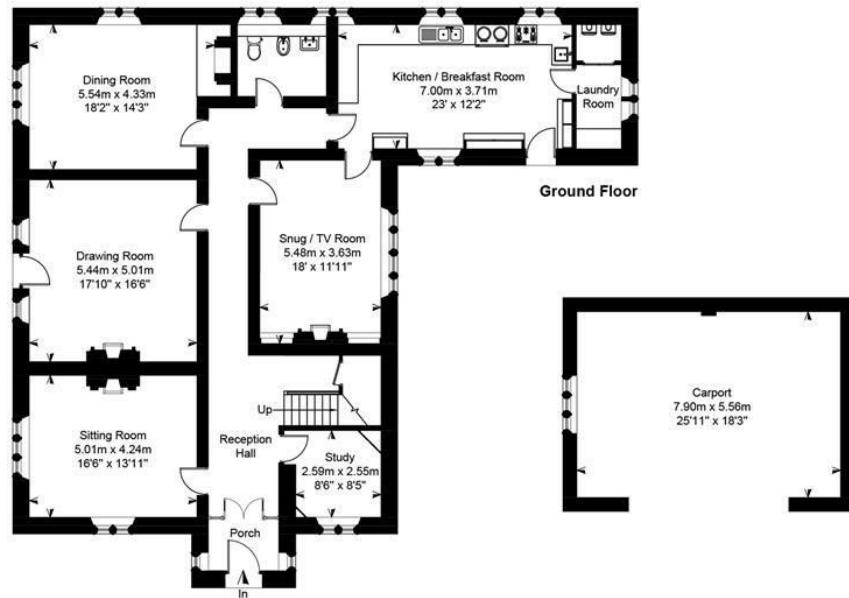
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

## Greystone, Private Road, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	390 sq metres / 4198 sq feet
Attic Spaces	17 sq metres / 183 sq feet
Carport	44 sq metres / 474 sq feet
Total	451 sq metres / 4855 sq feet
(Includes Limited Use Area)	39 sq metres / 420 sq feet

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Job No SP3856  
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

Outbuildings  
Not Shown In Actual Location Or Orientation



## 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