



WILLESDEN · RODBOROUGH HILL · STROUD

MURRAYS
SALES & LETTINGS

WILLESDEN
RODBOROUGH HILL
STROUD
GL5 3SW

This handsome detached Victorian home enjoys a highly sought-after position at the foot of Rodborough Common, with acres of National Trust land on the doorstep and easy access to Stroud's vibrant town centre.

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £795,000

FEATURES

- Detached Victorian home
- Large Rear Extension
- Detached Home Office/Studio
- Close to Amenities
- Traditional and Contemporary Spaces
- Fabulous Master Suite
- Off Street Parking for several Vehicles
- Lovely Bay Windows
- Far reaching Views
- Access to both Primary and Secondary Schools



DESCRIPTION

Willesden offers the best of both worlds with its period character seamlessly blended with a stylish contemporary extension creating light filled family spaces.

A welcoming entrance hall with parquet flooring sets the tone leading to the main reception rooms. To the front is an elegant sitting room with bay window and fireplace, while a second, dual-length reception room offers a more relaxed space with wood-burning stove and study/play area open to the sociable kitchen.

The kitchen/dining room is the true heart of the home, featuring an Everhot oven, a statement central island with breakfast bar, and wrap around windows with sliding doors opening onto the rear garden — ideal for everyday living and entertaining. A utility room and cloakroom complete the ground floor.

The first floor offers three well-appointed bedrooms and a family bathroom, while the top floor is dedicated to an impressive principal suite with dressing room, en-suite shower room and far-reaching countryside views.

The delightful, family-friendly gardens to the rear of the house are arranged over two equally spacious upper and lower levels, bordered by a variety of fruit trees. These versatile outdoor spaces are ideal for entertaining or for those wishing to create a kitchen garden alongside the existing greenhouse.

A detached studio, currently divided into three separate areas, features beautiful glass doors that allow natural light to flood in, offering endless possibilities for home working, creative pursuits, or recreation.

A true rarity for the area, the property also benefits from off-street parking for several vehicles.





DIRECTIONS

From Stroud, take the A46 Bath Road and after a short distance, just before The Clothiers pub, take the left turn up Rodborough Hill. Continue up the hill and the property will be found on the left hand side shortly after the left turn marked Kings Road.

LOCATION

The location of Hollington 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 and 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.



Willesden, Rodborough Hill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	211 sq metres / 2271 sq feet
Studio	30 sq metres / 323 sq feet
Stores	10 sq metres / 108 sq feet

Total	251 sq metres / 2702 sq feet
(Includes Limited Use Area)	14 sq metres / 150 sq feet

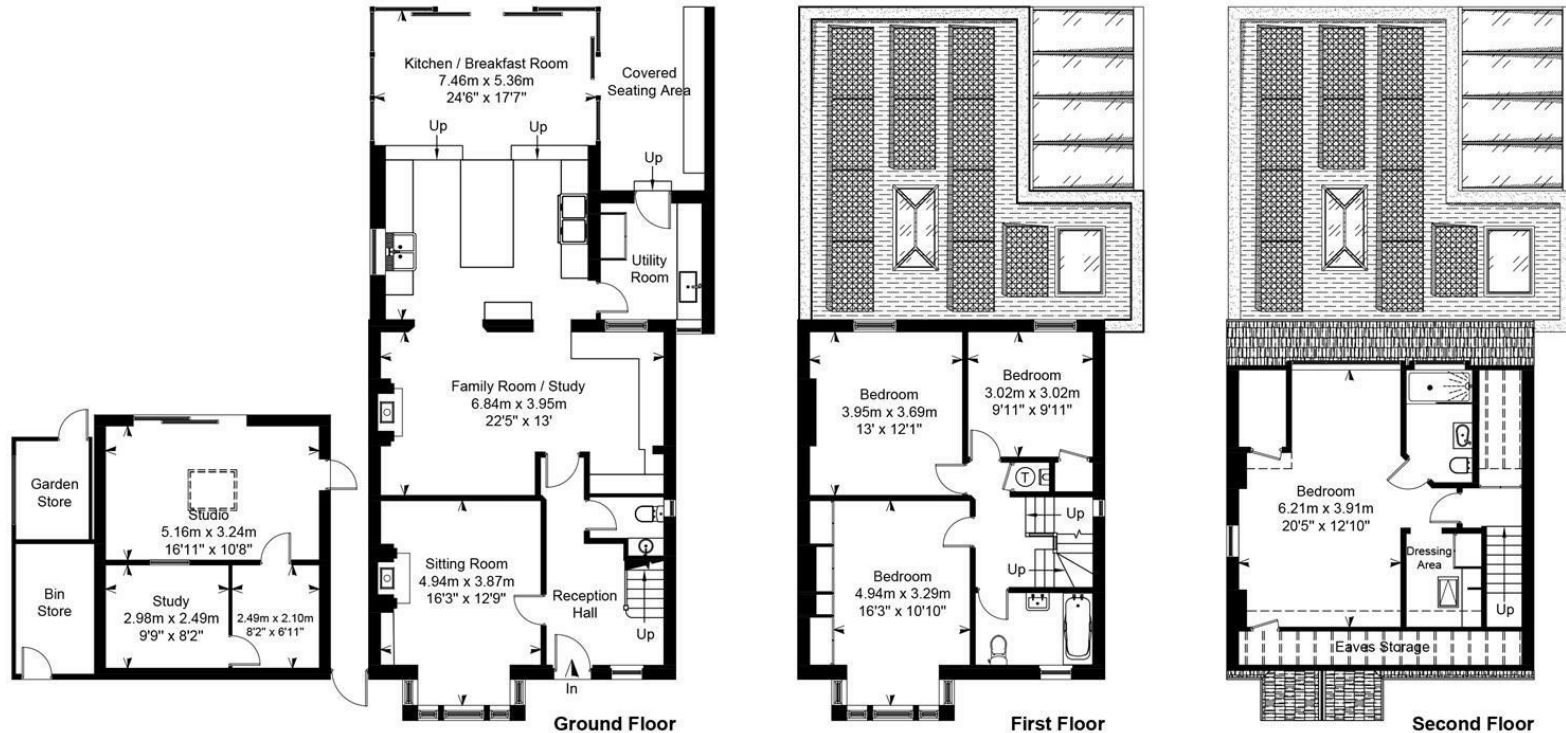
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This plan is for identification and guidance purposes only.

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

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MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

C

SERVICES

Mains electricity, water, gas and drainage. Gas CH. Solar Panels. Stroud District Council Tax Band E, £2,841.77 2025/26. Ofcom checker - Broadband, Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps; Mobile, O2, EE, Three & Vodafone

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