

BRIARHOLM
RODBOROUGH COMMON



BRIARHOLM
PRIVATE ROAD
RODBOROUGH COMMON
STROUD
GL5 5BT

Elegant, spacious ground floor garden apartment forming part of a substantial Cotswold Country House in an exclusive setting bordering National Trust Common Land.

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £650,000

FEATURES

- Sought After Location
- Architectural Features
- Flexible Accommodation
- Beautifully Landscaped Garden
- Garden Room
- Impressive Wood Panelling
- Moments from National Trust Common
- Garage/Orangery
- Ample Parking
- Easy Access to Stroud and Cirencester



DESCRIPTION

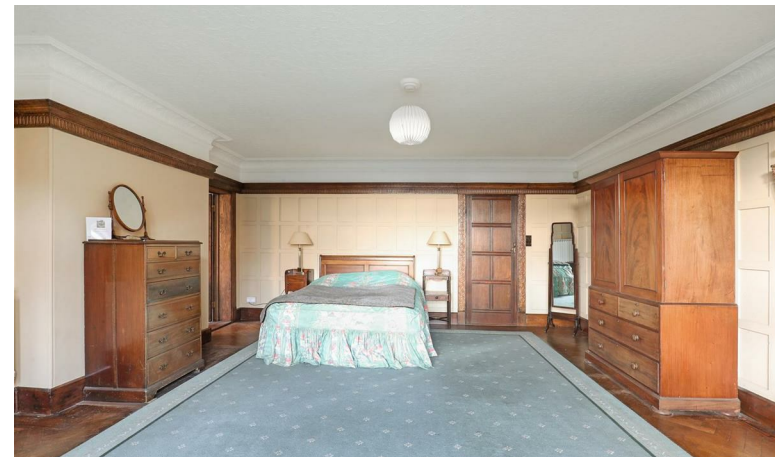
Briarholm comprises the ground floor of a substantial Cotswold country house built in the early 1900's on the south side of the exclusive Private Road on Rodborough Common. It has fine architectural features of this period including the attached 'Cloister'.

The apartment offers a great deal of flexibility and space, so large pieces of furniture can readily be accommodated. Entrance Porch, (which also gives access to the former Conservatory/Orangery) leads into the impressive panelled Entrance Hall, Sitting Room/Dining Room, Master Bedroom (former Drawing room) with dressing room and ensuite wet room, Garden Room, Kitchen/Breakfast Room, Rear Lobby, Cloakroom, walk-in Pantry, large double Bedroom with En-Suite and Utility.

The beautiful and well stocked landscaped garden was designed by Chris Beardshaw, creator of 15 RHS Gold Medal-winning gardens. This important feature of the property has level lawns and well stocked flower borders, a modern greenhouse and a lower terrace garden with seating areas to enjoy this classic English garden during spring and summer. The garden flanks the property on three sides. To the front of the property is the private gravelled driveway giving parking space for two or more cars.

AGENTS NOTE

The property is leasehold with a length of 161 years remaining. We understand that the property is responsible for 50% of the maintenance for the whole building. There is an annual charge of approximately £150 per annum for the upkeep of the private road, kerb lawns, driveway and stone entrance pillars.





DIRECTIONS

The property is most easily found by leaving our Stroud office in the Cirencester direction on the A419. At the first set of traffic lights, turn right up Butterow Hill. Continue onto the common and and take the first right. Private Road is the first turning on the left with Briarholm easily located about 300 yards on the left hand side.

LOCATION

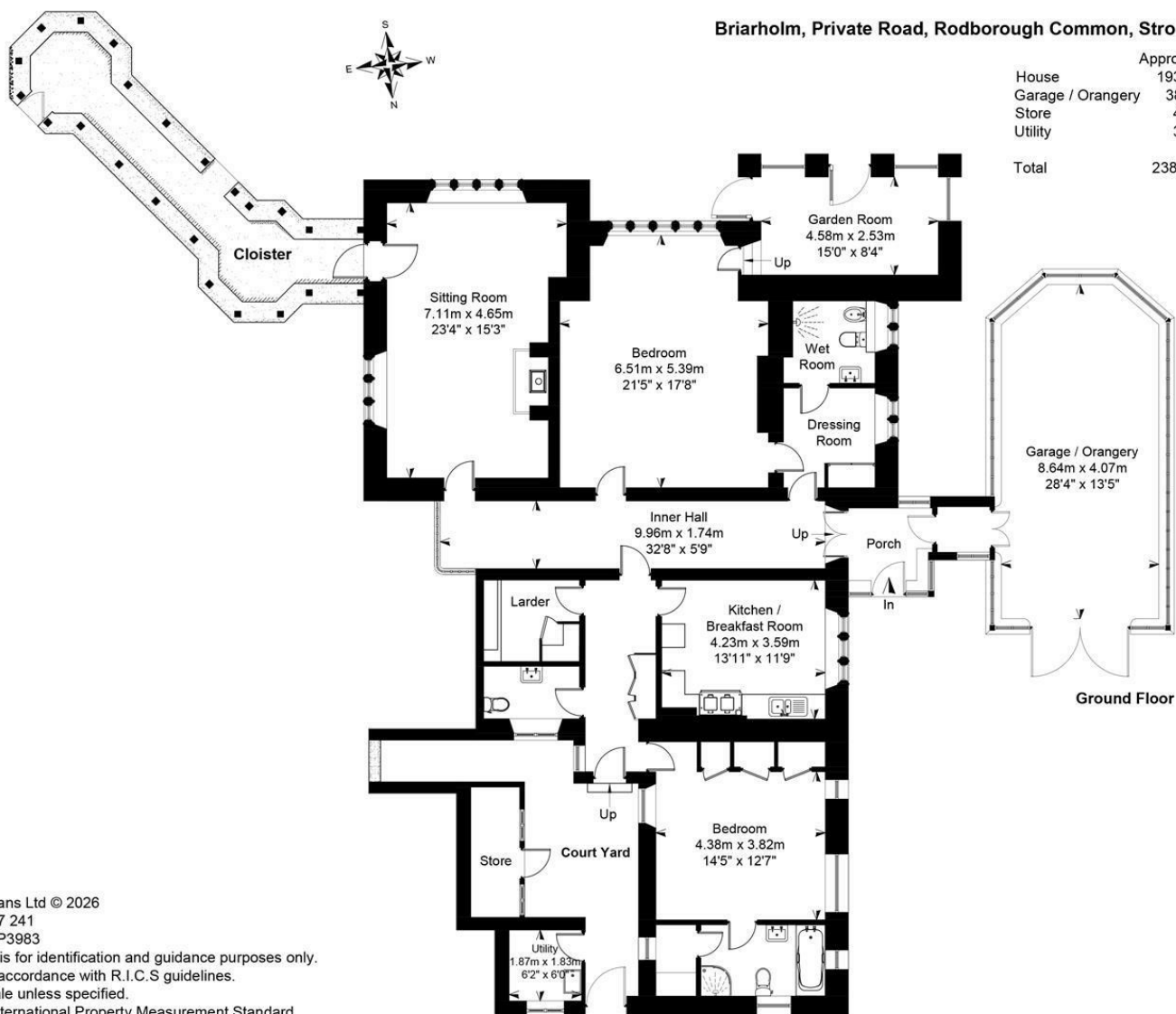
The properties in Private Road are much sought after. The nature of the development ensures it is quiet and peaceful while, being on the southern side, the property has the advantage of the pleasant views.

Private Road is in an area of outstanding natural beauty and within easy walking distance of National Trust Common land with it marvellous source of walks and with local amenities at nearby Minchinhampton. Waitrose, Tesco's and Sainsbury's are in Stroud. Two challenging golf courses are also in nearby Minchinhampton.

From here also is the main line station to London Paddington (schedule 90 minutes).

Cirencester (13 miles) - Stroud Railway Station (3 miles) - Tetbury (8 miles) - Cheltenham (20 miles) - Bristol (32 miles). Distances and times are approximate.





Briarholm, Private Road, Rodborough Common, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	193 sq metres / 2077 sq feet
Garage / Orangery	38 sq metres / 409 sq feet
Store	4 sq metres / 43 sq feet
Utility	3 sq metres / 32 sq feet
Total	238 sq metres / 2561 sq feet

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 07890 327 241
 Job No SP3983
 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

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
 Leasehold
EPC
 E

SERVICES
 Mains electricity, gas, water are connected to the property. Private Drainage. Gas CH. Stroud District Council Tax Band E, £2,841.77. Ofcom Checker: Broadband, Standard 13 Mbps, Superfast 49 Mbps. Mobile, O2,inside, O2, Three & EE outside.

SUBJECT TO CONTRACT

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