

# 1 HAWARDEN COTTAGES RODBOROUGH



WHITAKER  
SEAGER



# 1 HAWARDEN COTTAGES, THE BUTTS, RODBOROUGH, STROUD, GL5 3UW

A CHARMING TWO BEDROOM COTTAGE  
CONVENIENT FOR RODBOROUGH COMMON  
AND STROUD TOWN CENTRE.

## *The property*

Positioned on the sought after slopes of Rodborough Hill, just below the picturesque Rodborough Common and less than a mile from Stroud town centre, Hawarden Cottage is a charming semi detached period home that effortlessly combines character, charm and convenience. The property offers beautifully presented accommodation arranged over two floors, creating a warm and inviting home in this highly desirable location. The current owners have undertaken a sympathetic programme of refurbishment, carefully enhancing the property's period character while introducing stylish contemporary finishes. Highlights include elegant underfloor heated limestone flooring, a striking oak mantel with an inset wood burning stove, traditional hospital style radiators and a beautifully appointed kitchen. Designed as the heart of the home, the kitchen features a central island with a gas hob and breakfast bar, complemented by a range of fitted wall and base storage units incorporating an integrated oven, dishwasher and washing machine. A charming original bread oven provides a delightful reminder of the cottage's heritage, while a cupboard houses the Worcester gas-fired boiler

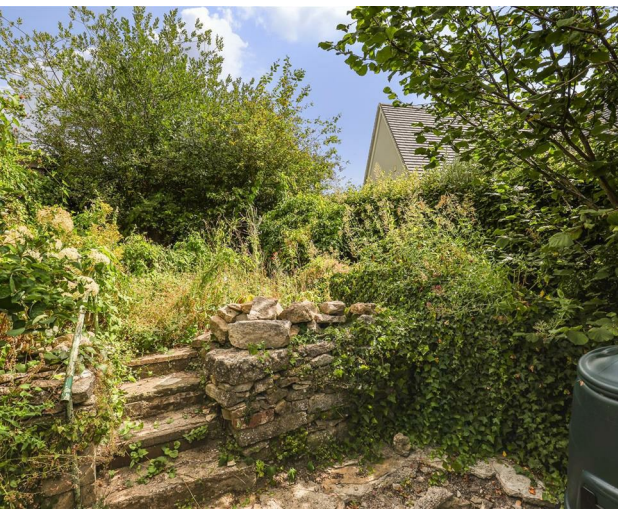
and a side door offers convenient external access.

The kitchen flows seamlessly into the open plan living space, creating a bright and airy triple aspect room that is perfectly suited to modern living and entertaining. From here, stairs rise to a reception room, currently arranged as a dining room but equally well suited as a home office, reading room or cosy snug.

From the sitting room, a separate staircase leads to the first-floor landing, where there are two generously proportioned bedrooms enjoying pleasant front and side aspects. Completing the accommodation is a spacious family bathroom, fitted with both a panelled bath and a separate shower, together with a contemporary heated towel rail.

The property is currently assessed for business rates rather than council tax as it is run as a holiday let.





**Guide price**  
**£375,000**

- *Sitting Room/Kitchen*
- *Dining Room*
- *First Floor Landing*
- *Two Bedrooms*
- *Family Bathroom*
- *Detached Garden*
- *Close to Rodborough Common & less than 1 mile to Stroud*
- *Ofcom states Superfast broadband is available & mobile reception is good.*
- *The property has gas central heating and is serviced by mains drainage.*
- *Chain Free*

### **WITHIN EASY REACH...**

*Stroud - 0.8 miles on foot*  
*Rodborough Common - 0.5 of a mile*  
*Nailsworth - 3.8 miles*  
*Cheltenham - 14 miles*  
*Cirencester - 15 miles*  
*Gloucester - 11.5 miles*

## *Outside*

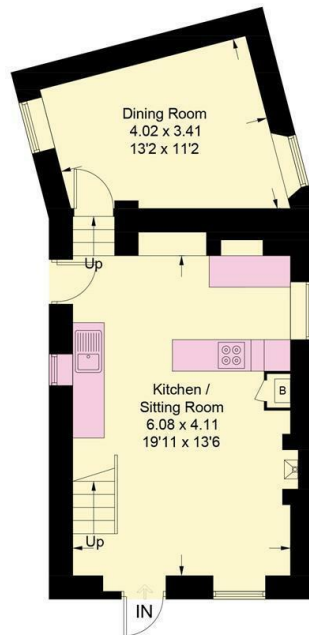
To the front of the property, a gateway opens onto a shared pathway leading to the front door, where there is a useful storage area. The pathway continues along the side of the cottage and, via a gate, provides access to the detached rear garden. The rear garden is arranged over two distinct areas. The first comprises a paved patio and gravelled seating area, complete with a useful timber-framed shed. Bordered by fragrant lavender and a variety of seasonal planting, this is an ideal space for outdoor dining and entertaining. Beyond, the garden rises gently to a natural area that has been thoughtfully rewilded to encourage local wildlife and enhance biodiversity.

## *Situation*

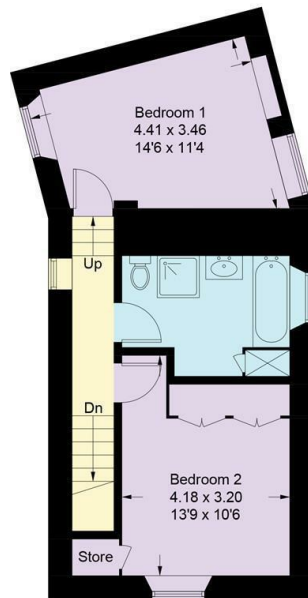
Perfectly positioned to enjoy life in Rodborough, this home is situated close to the popular Prince Albert pub and within easy reach of the 600-acre National Trust-owned Rodborough Common. Stroud is just 0.8 miles away, offering a wide range of amenities including a Waitrose supermarket, the award-winning 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 = 82.7 sq m / 890 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322322)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>58</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 3UW

**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 Exempt and EPC rating D

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.

