



29 Spillmans Road, Rodborough, Stroud, Gloucestershire, GL5 3NE

£425,000

PETER JOY
Sales & Lettings



29 Spillmans Road, Rodborough, Stroud, Gloucestershire, GL5 3NE

A beautifully presented Victorian property with garden studio, two parking spaces and three double bedrooms, located in the popular parish of Rodborough on the outskirts of Stroud Town Centre.

OPEN PLAN LIVING/DINING ROOM WITH STUDY AREA UNDER THE STAIRS, FITTED KITCHEN, THREE DOUBLE BEDROOMS, BEAUTIFUL FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE, FRONT AND REAR GARDENS, PATIO AREA, PERIOD FEATURES, DOUBLE GLAZED SASH WINDOWS WITH WINDOW SHUTTERS, GAS CENTRAL HEATING, OFF ROAD PARKING FOR TWO CARS AND FAR REACHING VIEWS



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

A very well presented three double bedroom red-brick period property set in an elevated position less than a mile from Stroud town centre in the community and parish of Rodborough. Rodborough benefits from popular primary schooling, a couple of pubs and of course the Common. The property is built using traditional methods and accommodation is arranged over two floors. On the ground floor is a delightful open plan sitting/dining room, with sash window to the front surrounded by hand made wood shutters, exposed brick fireplace with mantel over housing a wood burning stove. Wood flooring runs throughout to complement the exposed brick walls. There is a useful recessed study area under the stairs. The kitchen with tiled floor has a good range of wall and base cupboards and has a stable door out to the rear garden. On the first floor there is a beautiful main bedroom, two sash windows to the front with wood shutters, taking in the far reaching views down the valley. There is also a feature fireplace with exposed brick and cast iron basket. The family bathroom is a good size and has a claw foot bath, separate corner shower cubicle and vintage style heated towel rail and radiator. There is a further double bedroom on this floor, with window to the rear and a feature exposed brick wall. On the second floor is a good sized double attic bedroom, with windows to front and rear, eaves storage, exposed beams and brick chimney breast. Further benefits include bespoke handmade thumb latch wooden doors, gas central heating and double glazing.



Outside

The property offers off street parking for two cars, level lawned front garden with planted borders and log store, and a pathway leading to the front door. To the rear is side pedestrian access to the front, a brick built storage shed, steps lead up to a sunny patio area and a further lawned area. A few further steps lead up to another patio area with garden studio which has power, light and wifi extension. All of the garden is enclosed by fencing.

Agents Note: There is a right of way to the rear garden for the next door property to access their garden.

Location

Rodborough benefits from having a strong sense of community and a mixed demographic with two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud take the A46 towards Nailsworth and Bath. Turn left into Rodborough Hill and third right into Spillmans Road where No 29 can be found along on the left hand side as denoted by our 'for sale' board.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available is standard and superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



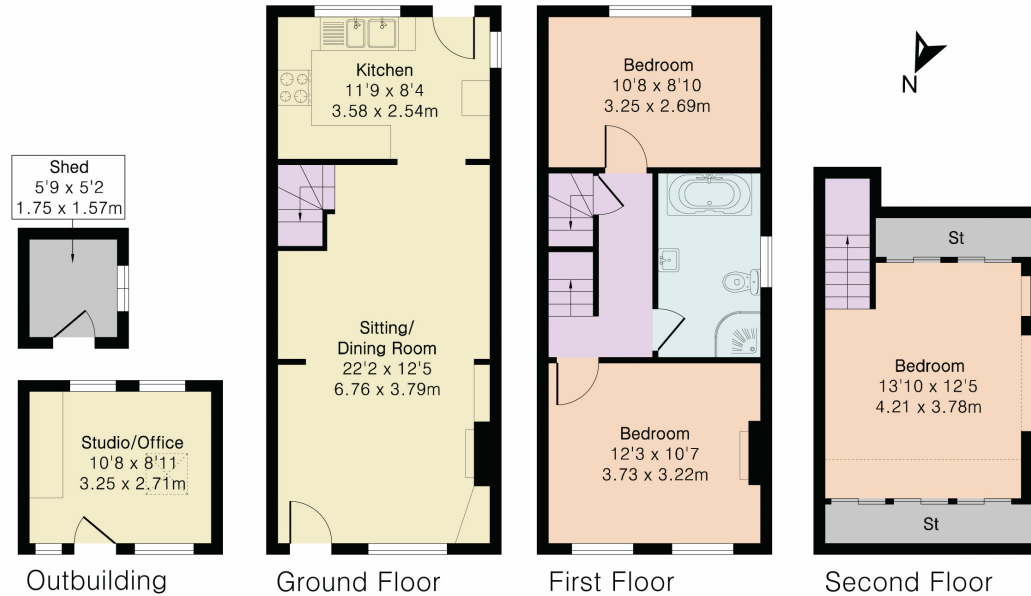
Approximate Gross Internal Area 1133 sq ft - 107 sq m

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 383 sq ft – 36 sq m

Second Floor Area 243 sq ft – 23 sq m

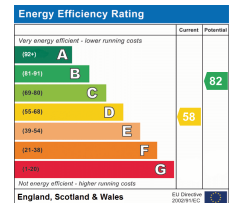
Outbuilding Area 124 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.