



54 Kingscourt Lane, Rodborough, Gloucestershire, GL5 3PX
Guide Price £525,000

PETER JOY
Sales & Lettings



54 Kingscourt Lane, Rodborough, Gloucestershire, GL5 3PX

A well presented detached three storey house in a lovely location on ever popular Kingscourt lane with flexible living space, a large corner plot garden, parking for several vehicles and a super outlook over the valley behind to Selsley and the surrounding countryside.

ENTRANCE HALL, THREE BEDROOMS, SHOWER ROOM, 20' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM/W.C, 25' SITTING/DINING ROOM WITH WOOD BURNING STOVE, 23' RECEPTION ROOM, PARKING FOR SEVERAL VEHICLES, A GOOD CORNER PLOT GARDEN WITH TWO LARGE TERRACES, A LOWER LAWN, A WORKSHOP AND A SUPERB VIEW ACROSS THE VALLEY TO SELSLEY.

Viewing by appointment only

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

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Description

54 Kingscourt Lane is a well presented detached split level house in a lovely elevated location within the parish of Rodborough. This position enjoys a thriving local community, with a good primary school and pub up the road and hundreds of acres of National Trust land found just up the hill at Minchinhampton and Rodborough Commons. The property is built using traditional methods and has been a happy home for the current owner for many years. They have made a lot of improvements to the house during that time, with flexible, spacious accommodation arranged over three floors. An entrance hall, three bedrooms, shower room and separate cloakroom/W.c are on the entrance level. A staircase leads down to the middle floor, with a 20' kitchen/breakfast room, utility room, cloakroom/W.c and spacious 25' sitting/dining room with wood burning stove and doors out to the side terrace on this level. A 23' sitting room is on the lower ground floor. This room has glazed doors that open out on to the rear garden and the super view across the valley. The windows at the rear of the property also take in the excellent outlook. A first class family home in a popular location - we'd recommend an appointment to view at your earliest opportunity.

Outside

The property benefits from parking for several cars and a good corner plot garden. The garden is to the side and rear of the property and takes advantage of the super view over the valley to Selsley. That is a paved sitting area directly behind the house with a large timber terrace beyond - the perfect place to sit, entertain and relax. Wide wooden steps lead up from this area to another raised terrace with a useful storage area below. This terrace is accessed from the sitting room, with wooden stairs that lead back up to the front of the house. The rear garden is below the house. The sloping lawn stretches away from the house with a superb view beyond. There are fruit trees here including four plum trees, a damson tree and an apple tree. There is another area of garden beyond this. There is a large timber built workshop with power and light here and two useful sheds, with a sloping timber walkway leading back up to the house.

Location

Amenities available within the vicinity include the well regarded Gastrells School which is a short walk down the road the Kings Head public house, with hundreds of acres of National Trust land at Rodborough and Minchinhampton Commons found just up the road. A wider range of facilities are available in nearby Stroud approximately 2 miles distant to include an excellent range of state and private schools, restaurants and public houses, an award winning weekly farmers market, leisure and sports centre and also a main line railway station with intercity services connecting with London (Paddington). Gloucester (8 miles), Cheltenham (12 miles) Cirencester (15 miles) and Bristol (20 miles) and respectively Junction 13 (M5 motorway) is also within easy driving distance.

Directions

From Stroud take the A46 towards Nailsworth. Continue over the crossroads past 'B&Q' and take the second left at the bottom of the hill into 'Kitesnest Lane'. Follow the road up past the allotments and at the top of the hill, turn left and drive past the school. Continue, follow the road around with the bend and up the hill. The property can be found on the left at the top.

Property Information

The property is Freehold. The council tax band is E. We are informed that all mains services are connected to the house. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you should have good voice calling and data service from the main mobile providers, but reception may be limited inside the property.

Local Authority

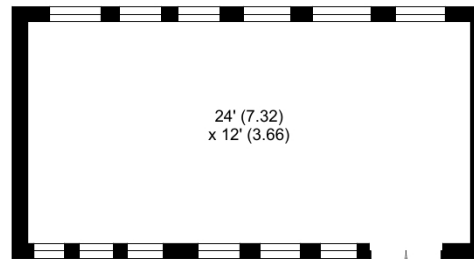
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



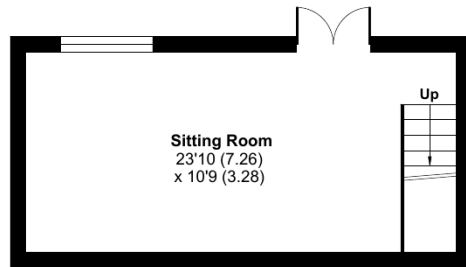
Kingscourt Lane, Stroud, GL5

Approximate Area = 1541 sq ft / 143.1 sq m
 Outbuilding = 288 sq ft / 26.7 sq m
 Total = 1829 sq ft / 170 sq m

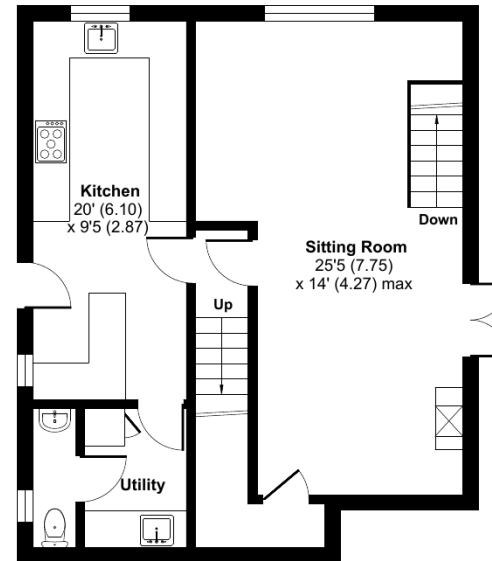
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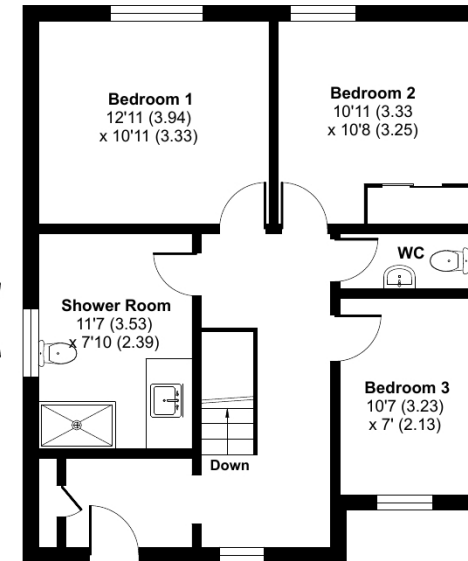
OUTBUILDING



LOWER GROUND FLOOR



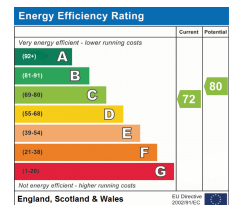
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1148515



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.