



The Old Rectory, Walkley Hill, Rodborough, Stroud, Gloucestershire, GL5 3TY  
£695,000

**PETER JOY**  
Sales & Lettings





## The Old Rectory, Walkley Hill, Rodborough, Stroud, Gloucestershire, GL5 3TY

An imposing semi detached Grade II Listed former Rectory in need of renovation in a cul de sac of just five properties in ever popular Rodborough with over 3000 sq.ft. of characterful accommodation, a large garden, parking and a car port.

PORCH, ENTRANCE HALL, THREE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, SIDE HALL, SIX BEDROOMS, BATHROOM, 'BARN' OUTBUILDING/STORE, PARKING AND CARPORT, GARDENS FRONT AND REAR.



Viewing by appointment only

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

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## Description

The Old Rectory is a handsome semi detached Grade II Listed character property set away from passing traffic in the ever popular parish of Rodborough. This area is well known for its thriving, inclusive community, with good schools and pubs close by and hundreds of acres of National Trust land just up the hill. Historic England informs us that the property was first listed in 1974. According to this entry, the property dates back to 1680, initially built as weavers cottages. It was converted into a "gentleman's residence" in 1805, before alteration and conversion into a Rectory in 1842. The building became two residential properties in 1958, and it has retained many character features over the years, notably Ashlar chimneys, four ranges of tripartite mullioned windows with pointed casements (1842), 2 gables with unusual terminals to coping (1680) and tripartite mullioned windows with pointed casements. The property has clearly been a happy home for the current family for 50 years. It is now in need of renovation, but offers a prospective buyer a unique opportunity to refurbish a substantial character home to their own taste and style.

The accommodation is arranged over three floors. A porch, entrance hall, 16' sitting room, 16' snug with original Weaver's pot holes, a 15' dining hall, side lobby and 15' kitchen/breakfast room are on the ground floor. A staircase leads up from the dining hall to the first floor, with a landing, four good bedrooms and a bathroom on this level. Two more double bedrooms are at the top of the house, on the second floor. There are character features everywhere you look, and a super view from the windows at the front. A grand house, and a wonderful home.

## Outside

Outside you'll find an attached 'barn' outbuilding/store, parking for several cars, a car port and a large garden. The parking is to the front, and the adjoining property has a vehicular right of way to pass across the front of the Old Rectory. There is still plenty of space to park at the front, with a carport is to the side of the house and the barn behind this. There is a lawn at the front of the house, with mature trees, and a pretty courtyard area at the side of the house. Steps lead up from the back of the house to the rear garden. This slopes up away from the house in terraces. There are established trees set throughout the garden, and a level area at the top of the plot with a great view.

## Location

Rodborough is home to two primary schools, parks, play areas, some great pubs, with Minchinhampton and Rodborough commons just up the hill. Nearby Dudbridge offers a range of conveniences, including two supermarkets, a bowls club, a playing field, and a petrol station. Vibrant, creative Stroud town is close by and provides a variety of independent shops, local pubs serving beers and ciders from the area, and numerous cafes, bars, and restaurants. The surrounding area offers a wide range of amenities, including supermarkets, a hospital, state and private schools, a leisure centre, a sports centre, and a weekly farmers' market. Stroud also has a mainline railway station with services to London Paddington. Nearby, Cirencester is 10 miles away, Cheltenham is 15 miles, and Swindon is 25 miles, all easily accessible by car.

## Directions

Leave Stroud via the A46 Bath Road towards Nailsworth. Turn left before the Clothiers Arms public house onto Rodborough Hill. Drive to the top of the hill and turn right, into Walkley Hill, at the top, just after The Price Albert. Take the next right hand turn into Rectory Close, and the property will be found on the right hand side.

## Property Information

The property is Freehold, and is currently unregistered. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

## Local Authority

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

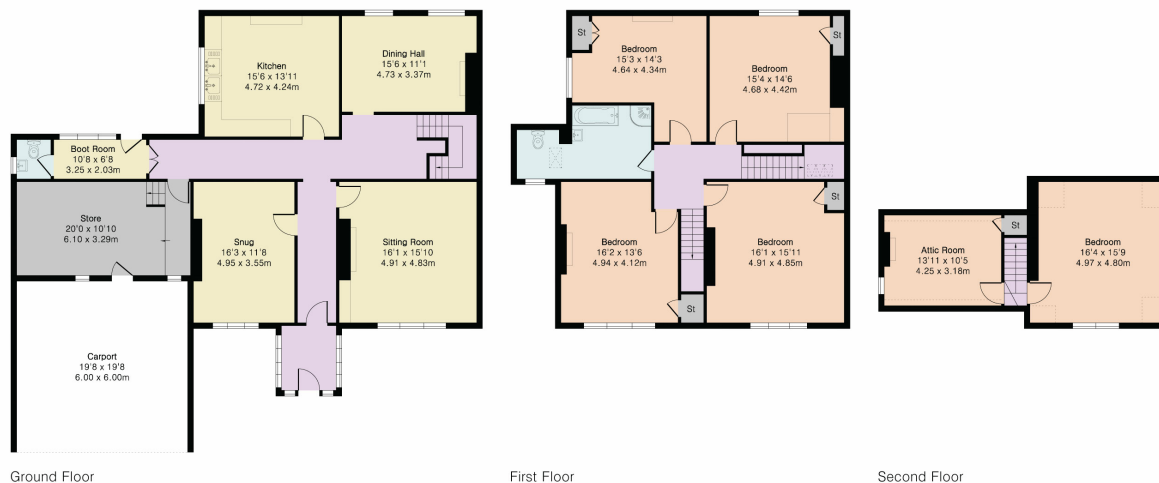


**Approximate Gross Internal Area 3093 sq ft - 287 sq m**

Ground Floor Area 1501 sq ft – 139 sq m

First Floor Area 1164 sq ft – 108 sq m

Second Floor Area 428 sq ft – 40 sq m



PINK PLAN

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.

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