



2 Hillview Cottage, Rodborough Lane, Stroud, Gloucestershire, GL5 2LJ  
Guide Price £365,000



## 2 Hillview Cottage, Rodborough Lane, Stroud, Gloucestershire, GL5 2LJ

A well presented semi detached Cotswold stone cottage located on Rodborough Lane, offering fantastic views across the valley to The Heavens and is offered to the market chain free

SITTING ROOM, KITCHEN/DINING ROOM, WC, UTILITY CUPBOARD, CONSERVATORY, TWO DOUBLE BEDROOMS (MAIN BEDROOM WITH BUILT IN WARDROBES), BATHROOM, PARKING, GARDENS & OFFERED CHAIN FREE



Viewing by appointment only

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

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### Description

Peter Joy are delighted to bring this delightful character cottage on Rodborough Lane to the market situated just below Rodborough Common and a mile from Stroud town centre. This location allows for easy access to the shops, amenities and train station of Stroud with two pubs, a playing field, walks and the Common close by. The well presented accommodation is arranged over three floors and comprises sitting room with feature fireplace housing a multi fuel burner, window to the front and large window to the rear with views across the Golden Valley towards The Heavens. On the lower ground floor is the kitchen/dining room with large utility cupboard under the stairs, WC, small fireplace with wood burning stove, door through to the conservatory which in turn gives access to the garden. On the first floor are two double bedrooms, the main bedroom with built in wardrobes, and a bathroom with built in storage. Further benefits are gas central heating, double glazing, character features and being offered to the market chain free.

### Outside

To the front of the property is a gravelled parking space and steps down the side of the cottage to the rear garden. To the immediate rear is a lovely decked seating area taking full advantage of the views, gravelled steps lead down through the garden which has been landscaped in to useable terraces offering delightful areas to kick back and relax in. There is a further fenced off area to the foot of the garden which consists of mature trees and shrubs.



### Location

Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common whilst Bowbridge has a pub, vets, car show rooms and a petrol station. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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 town take the A419 London Road past Waitrose and continue over the roundabout. Upon reaching the traffic lights, turn right onto Butterrow Hill and go through the traffic calming. Follow the road round and over the railway bridge, continue up the hill and take the sharp right hand turn onto Rodborough Lane, the property is located a few hundred yards up on the right.



### Agents Note

The property photos shown are from our previous listing last year when the currant vendor bought the cottage.

### Services

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

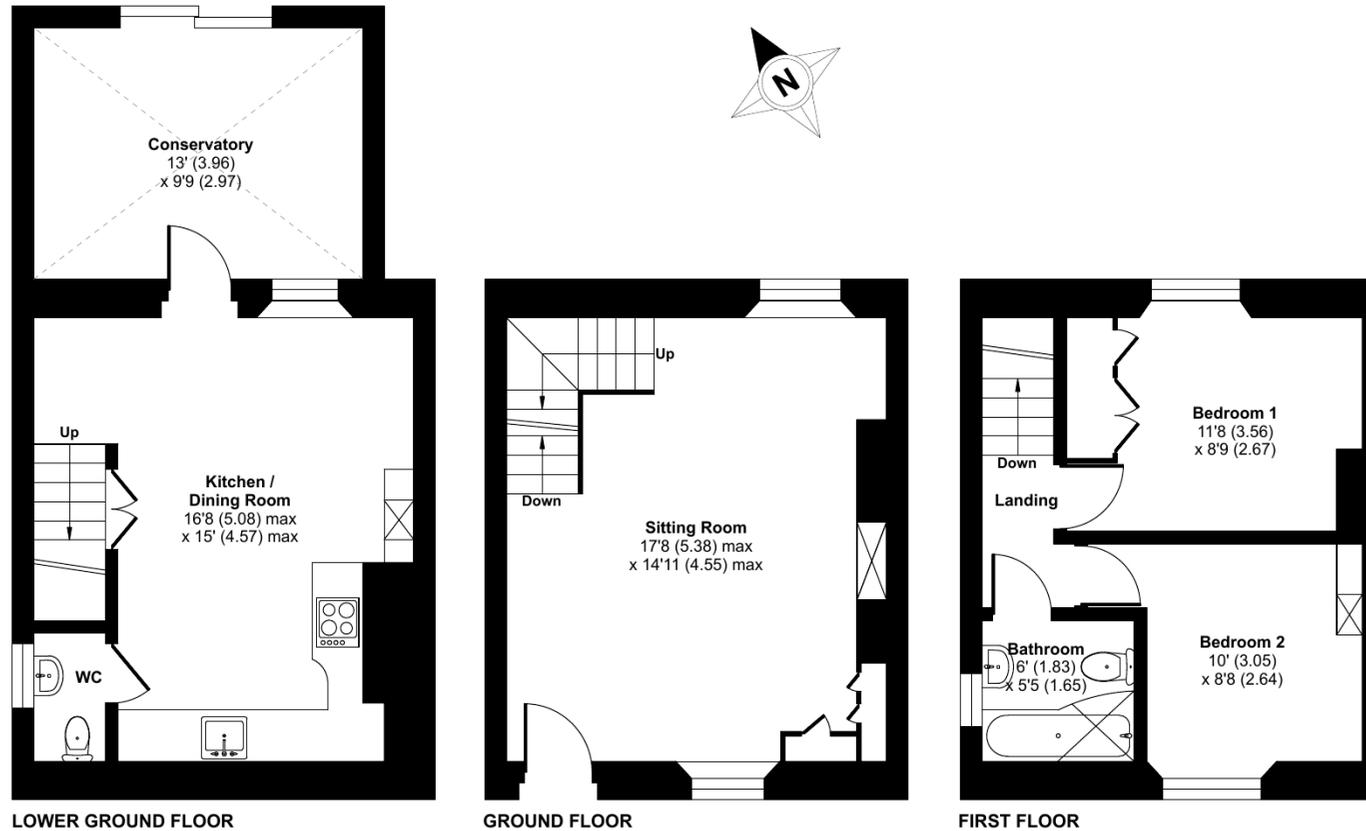
### Local Authority

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

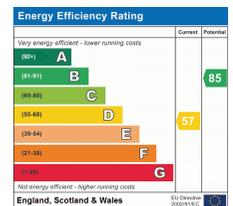
# Rodborough Lane, Stroud, GL5

Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



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: 1181722



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.