



Sycamore House, Lower Spillmans Road, Rodborough, Gloucestershire, GL5 3RW  
£523,500

**PETER JOY**  
Sales & Lettings



## Sycamore House, Lower Spillmans Road, Rodborough, Gloucestershire, GL5 3RW

A well appointed, newly built detached house in a well regarded road in popular Rodborough with four bedrooms, a 24' kitchen/family room, bathroom and shower room, parking and a garden that borders woodland, available with no onward chain.

ENTRANCE HALL, CLOAKROOM/W.C, SITTING ROOM, 24' KITCHEN/FAMILY ROOM, BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, UTILITY ROOM WITH W.C, THREE FURTHER BEDROOMS, PARKING AND LANDSCAPED GARDENS



Viewing by appointment only

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

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### Description

Sycamore House is one of two newly built red brick detached houses in a popular residential road in sought after Rodborough. There is a great local community here, with the Prince Albert pub and a good primary school just up the road, the shops and amenities of Stroud within easy reach and hundreds of acres of National Trust land at the top of Rodborough Hill. The property is one of two recently built by a local developer to a high specification. The plot borders an extensive area of woodland sloping down to the old Railway line, now a cycle and walking path. The property is arranged over three floors and offers well appointed, flexible accommodation that is just being completed. An entrance hall, cloakroom/w.c, sitting room and a bedroom with an en suite shower room are on the ground floor. An impressive 24' x 18' kitchen/family room is on the lower ground floor. There is plenty of space to cook, eat and relax here, and sliding glass doors opening onto the generous back garden, with a useful utility room with W.C. also on this level. A landing, three further bedrooms and bathroom are at the top of the house, on the first floor. High quality fittings have been used throughout the house, complementing the light, bright interior and all floors are either carpeted or fitted with luxury vinyl. Available with no onward chain, and a must for your viewing list.

### Outside

The property benefits from landscaped gardens and parking for two cars. The gravelled parking area is at the front of the house, with a path to the front door. This gravelled area extends to include a sitting area to the side of the house, with steps that lead down the side of the property here. The garden stretches up the the lane and slopes down to the level rear garden. this private area borders woodland, and there will be a raised decked area at the immediate rear of the house, Glazed doors open from the kitchen/family room here, connecting the house with the garden.



### Location

Rodborough benefits from two well established primary schools, parks and play areas, various pubs and of course the Common, whilst nearby Dudbridge has three supermarkets, a bowls club, playing field 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 take the A46 towards Nailsworth and Bath. Turn left into Rodborough Hill and take the first turning on the right into Lower Spillmans. The property can be found a little way along on the right hand side as indicated by our "For Sale" board. There is an alternative access further along the A46.

### Property information

The property is freehold. Mains electricity, water and drainage are connected. Heating is by an energy efficient Air Source heat pump. The council tax band is TBC. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

### Agents Note

The property is nearing completion and the lead photograph is a CGI image showing the garden as it will be once landscaped.

### Local Authority

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



# Sycamore House, GL5 3RW

Approximate Gross Internal Area = 127.2 sq m / 1369 sq ft

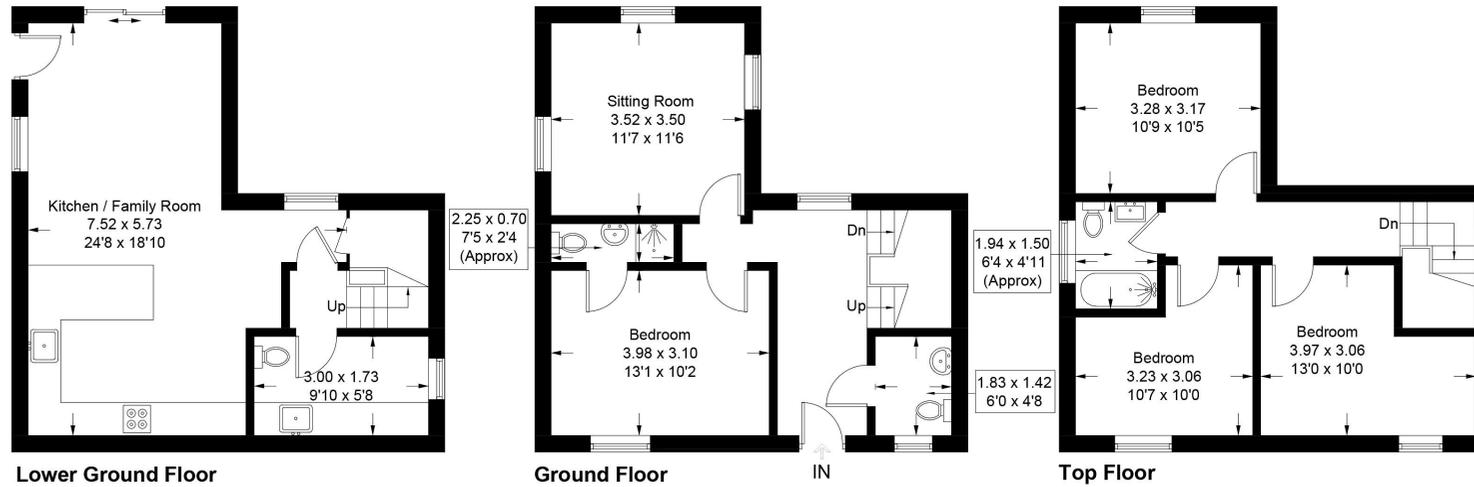


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254106)

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.