



Vale View, 49, Kingscourt Lane, Rodborough, Gloucestershire, GL5 3QR  
Guide Price £330,000





## Vale View, 49, Kingscourt Lane, Rodborough, Gloucestershire, GL5 3QR

A charming and very well presented Cotswold stone Grade II\* listed house in a popular lane below hundreds of acres of National Trust common land with lovely views across the valley, many character features and gardens

ENTRANCE HALL, KITCHEN WITH RECENTLY REFITTED CABINETS, SITTING/DINING ROOM WITH FIREPLACE, TWO BEDROOMS, BATHROOM, REAR GARDEN



Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

Vale View is a pretty Grade II\* listed Cotswold stone cottage situated in an elevated location just below Rodborough Common. This location allows for easy access to local amenities and well regarded Gastrells School with hundreds of acres of National Trust land found just up the hill at Rodborough and Minchinhampton commons. The property is built using traditional methods under a pitched roof. Historic England web site states that it was probably built in the 17th Century and notes the two light stone mullion windows and drip moulding as good examples of the vernacular. The cottage has been the subject of modernisation in recent years and the current owner has made further improvements during their tenure - the property now benefits from a re fitted kitchen with contemporary cabinets.

The characterful accommodation is arranged over three floors and comprises an entrance hall, 18' sitting/dining room and modern kitchen on the ground floor. A staircase leads up from the reception room to the first floor, with a good landing with space for a study area and a double bedroom on this level. Another bedroom and a bathroom are at the top of the house, on the second floor. Original character features are found throughout the property, and tasteful colour schemes have been used throughout. An interesting home steeped in history, and very much one for your viewing list.

### Outside

The garden is located a few steps up from the cottage. It has a lawned area, a couple of raised vegetable beds and a seating area from where you can enjoy the view. There is a path next to the garden for the neighbouring two properties to access their cottages.

### 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 Bath Road. On reaching the Golden Cross traffic lights, turn left into Walkley Hill and take the second turning on the right into Kingscourt Lane. Continue for approximately half a mile and Vale View can be located on the left hand side as identified by our 'For Sale' board.

### Property information

The property is freehold. Gas central 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 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



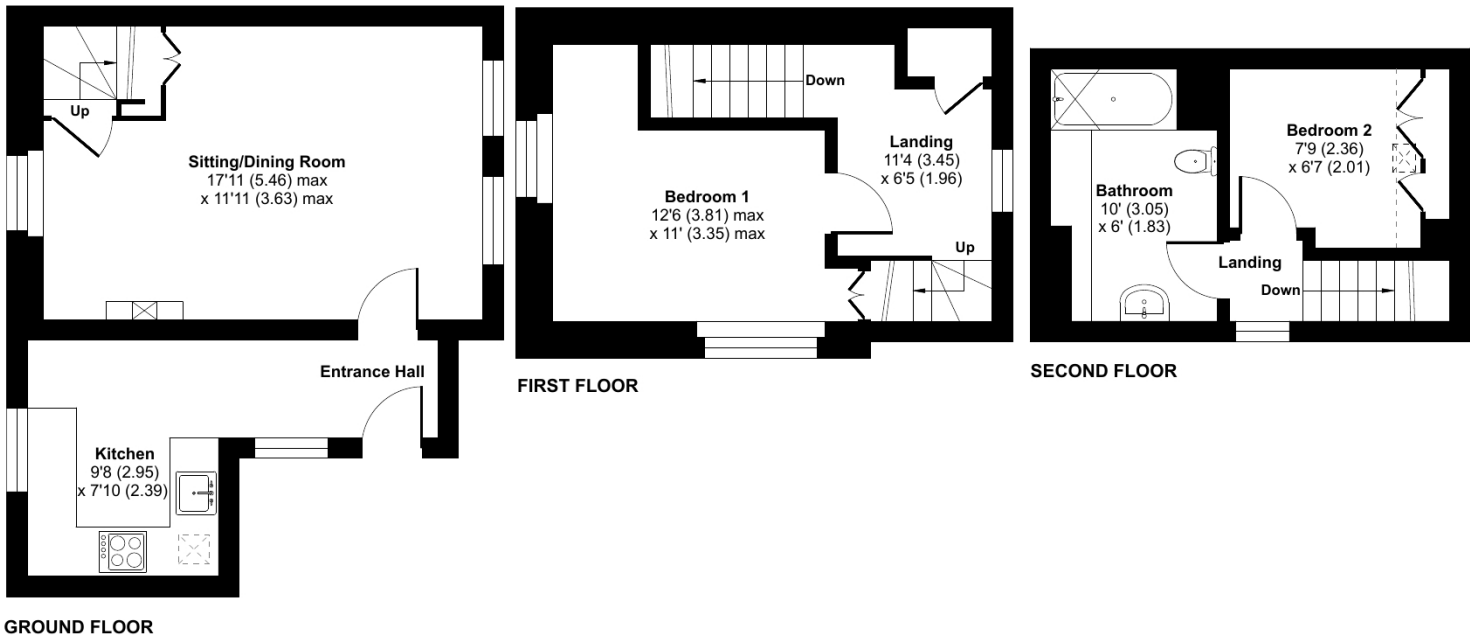
# Kingscourt Lane, Stroud, GL5

Approximate Area = 699 sq ft / 65 sq m

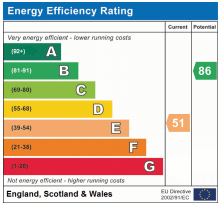
Limited Use Area(s) = 17 sq ft / 1.5 sq m

Total = 716 sq ft / 66.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Peter Joy Estate Agents. REF: 1205749



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.