



5 The Boulevard Walkley Hill, Rodborough, Stroud, Gloucestershire, GL5 3TY  
Guide Price £400,000

**PETER JOY**  
Sales & Lettings





## 5 The Boulevard Walkley Hill, Rodborough, Stroud, Gloucestershire, GL5 3TY

A charming Grade II listed end-of-terrace cottage with mullion windows in the popular area of Rodborough with a spacious living/dining room, three double bedrooms and pretty courtyard garden, close to both town and the common.

ENCLOSED FRONT COURTYARD, PORCH AND LARGE BOOTROOM, NOOK/INNER LOBBY, LARGE LIVING/DINING ROOM WITH MULLION WINDOWS, MODERN FITTED KITCHEN WITH ACCESS TO REAR GARDEN, ONE DOUBLE BEDROOM WITH MULLION WINDOWS, TWO FURTHER DOUBLE BEDROOMS, SEPARATE TOILET, BATHROOM, PATHWAY TO REAR PAVED GARDEN. LOVELY VIEWS TOWARDS RODBOROUGH COMMON AND FARMLAND.



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

Sitting proudly on one of the most desirable streets in Rodborough, this charming chocolate box Cotswold stone cottage is full of character - and rather surprising inside. For the cottage, which dates back to 1695, was remodelled many years ago to give it higher ceilings and bigger rooms, more in keeping with the proportions of a Victorian house. And yet it has lost none of its period charm, with beautiful listed mullion windows and many character features. This area is very convenient for both town and country, with Rodborough Common and the amenities of Stroud just a short walk away. There is also a popular pub, school and village hall very nearby. The cottage is set well back from the road and approached through a pretty courtyard garden, which offers a lovely sunny spot to sit and take in the views of the common and The Boulevard, with its distinctive row of lime trees in front. A useful porch with tiled flooring leads into a large boot room, with plumbing for a washing machine and on into a cosy nook with space for coats and bookshelves. The living/dining room is a beautiful, spacious room, with an oak laminate floor and large mullion windows which give lots of light. There is currently an electric fire in the chimney breast, but the present owner believes this could be opened up to make an open fireplace. The fitted kitchen is at the back of the house with a door to the outside and a shared passageway behind the cottages leading to the garden. This room has plenty of storage and a new oven. Stairs lead from the hallway to the first floor landing, where there are two large double bedrooms and a third, smaller room, currently used as a study/music den. There is a separate toilet and the bathroom, with a shower over the bath. The main bedroom is at the front of the house with mullion windows and lovely views.



### Outside

The cottage has a pretty courtyard garden at the front which gets the sun all day long – there are even palm trees! A shared pathway leads from the kitchen door at the back to a sun terrace with space for a table and chairs and a shed. There is also a shared pathway and steps from the side of no. 2, which lead to the row of gardens. The garden for no.5 is the nearest one to the cottages.

### Location

Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village 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 onto Rodborough Hill and continue all the way to the top turning right when you reach The Albert. The property can be found just after the turning on the right hand side.

### Tenure

Freehold - Grade II listed

### Services

We are informed that all mains services are connected to the property.

### Council Tax Band

C

### Local Authority

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

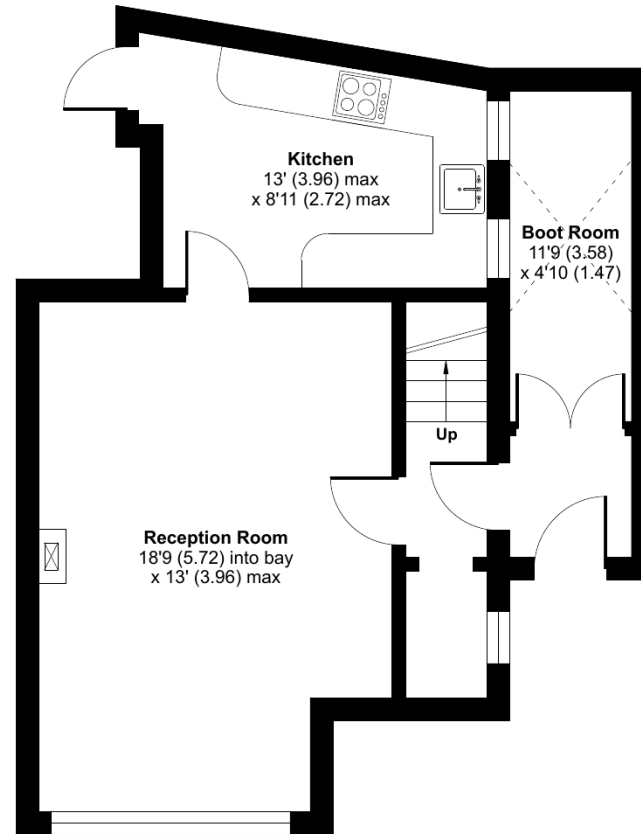




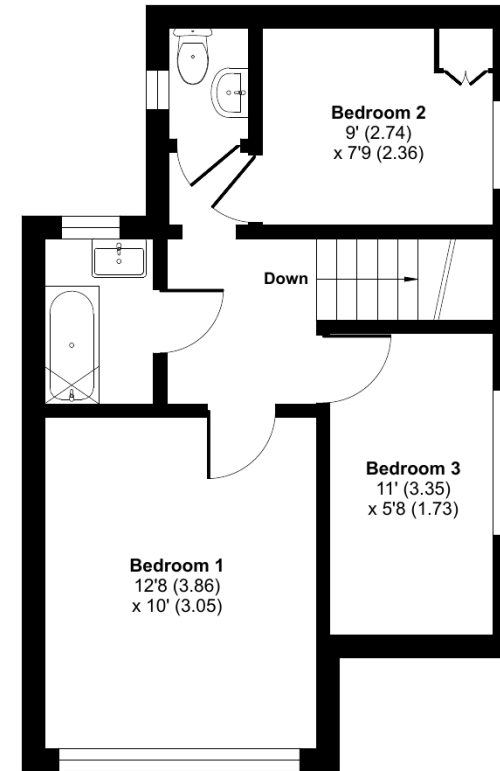
# The Boulevard, Stroud, GL5

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1015902

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.