



48 Bownham Park, Rodborough Common, Stroud, GL5 5BZ  
£735,000

**PETER JOY**  
Sales & Lettings





## 48 Bownham Park, Rodborough Common, Stroud, GL5 5BZ

Completely unique – a superb remodelled single storey property in a great position within this sought after private road on Rodborough Common with three bedrooms three reception rooms, a low maintenance garden and parking

ENTRANCE AREA, 19' KITCHEN, CONNECTING DINING ROOM, FAMILY ROOM, 24' SITTING ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, BATHROOM, TWO FURTHER BEDROOMS, LEVEL LANDSCAPED GARDEN AND PARKING

Viewing by appointment only

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## Description

Peter Joy Estate Agents are delighted to market this unique detached property to the market. 48 Bownham Park is a contemporary detached property in a great position within a sought after private road on lovely Rodborough Common. This well regarded address allows for easy access to the shops and amenities of both Minchinhampton and Nailsworth, with hundreds of acres of National Trust land on the doorstep at Minchinhampton and Rodborough Commons. The property is situated on the first phase of Bownham Park and as such benefits from the older, more interesting architecture of that period. The large living spaces of the original house have been used as a platform to create a wonderful modern home that has clearly been the subject of careful, considered planning and remodelling, with accommodation arranged over one floor.

There is an entrance area, with a useful utility room on the right. This entrance is open to a well appointed 19' kitchen with integrated appliances, and this in turn connects with a dining room. A first class 15' family room is beyond this, and this superb room has a vaulted ceiling and statement wood burning stove. In addition to this series of adjoining living spaces there is also a separate 24' sitting room. This is accessed from the inner hall, as are the principal bedroom with en suite shower room, main bathroom and two further bedrooms. The property is light and airy, and the layout of the property flows beautifully. Many of the rooms have glazed doors that open onto the garden – a real feature throughout the property that really connects the inside and outside spaces. A first class home, available with no onward chain.



## Outside

The interior complemented by parking and a well planned garden. The parking area is block paved, with space to park two vehicles, with a gate leading into the garden. This is set to three sides of the house and has been carefully planned and landscaped. A path leads around to the front door, and continues on past a beautifully planted raised border stocked with a variety of established, colourful shrubs. There is a private seating area at the far end of this space. A larger paved terrace is on the south side, and this area has a glazed canopy over. This sunny spot can be accessed from the family room, dining and sitting room, with glazed doors opening out from these rooms onto the terrace. A useful shed is found at the far side of the house.

## Location

The house is situated on a private road within the desirable private Bownham Park Estate on Rodborough Common which comprises hundreds of acres of land vested in The National Trust. The towns of Stroud and Nailsworth are within easy reach and the property lies in the catchment area of both Marling and the High School with well regarded primary schools at both Amberley and Minchinhampton. Stroud offers comprehensive shopping and leisure facilities together with a main line railway station offering a direct service to London Paddington and Junction 13 of the M5 motorway some four miles distant.

## Directions

From this office turn right at the mini roundabout and proceed up the "W" in the direction of Minchinhampton Common. At Tom Long's Post turn left in the direction of Stroud. Continue, and then Bownham Park will be found on the right hand side just before The Bear Inn. Turn into this private road and bear right, on the top road. Take the next left hand turn and the property is then on the left.

## Property information

The property is freehold, with a management charge for the upkeep of the roads and verges. The vendor currently pays £220 per annum. 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 you are likely to have service from EE, O2 and Vodafone.

## Local Authority

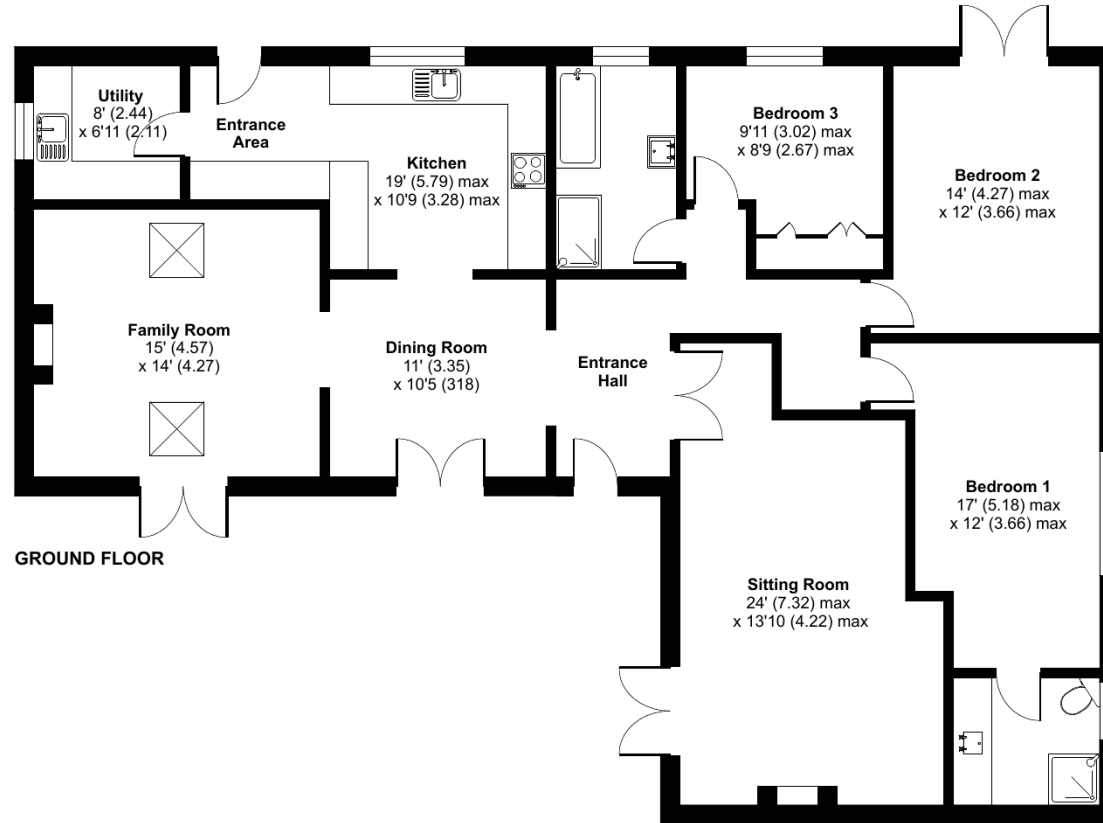
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Bownham Park, Rodborough Common, Stroud, GL5

Approximate Area = 1578 sq ft / 146.6 sq m

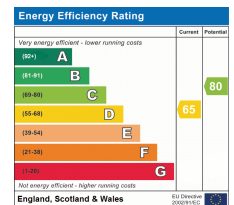
For identification only - Not to scale



GROUND FLOOR



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: 1109097



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.