



Croxden, Rodborough Hill, Rodborough, Gloucestershire, GL5 3RY
Price guide £700,000

PETER JOY
Sales & Lettings



Croxden, Rodborough Hill, Rodborough, Gloucestershire, GL5 3RY

A handsome extended red brick character house in a prominent location in the heart of the Rodborough community on Rodborough Hill with four bedrooms, a good rear garden with views across the valley and a first class 28' kitchen/family room.

ENTRANCE HALL WITH ORIGINAL TERRAZZO FLOOR, CLOAKROOM/W.C, SITTING ROOM WITH FIREPLACE AND BAY WINDOW, SUPERB 28' KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS AT THE REAR, FOUR BEDROOMS, BATHROOM, GOOD REAR GARDEN



Viewing by appointment only

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Description

Croxden is a handsome character house in a prominent spot in ever popular Rodborough. There is a great community here, with the Prince Albert pub and a good primary school 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 house is a classic example of a Victorian house but with a twist, in the form of a large extension at the rear of the house. This was designed and commissioned by the current owners and is an absolute triumph, adding a modern 28' kitchen/family room to the original house - the best of both worlds. The accommodation is arranged over three floors. An entrance hall with Terrazzo flooring (an unusual original detail in a house of this age), cloakroom/W.c, sitting room with fireplace and bay window and the kitchen/family room are on the ground floor. The latter measures a huge 28' x 22' (max) with plenty of space to cook, eat, entertain and relax. Bi-fold doors at the rear open to connect the room with the garden - a great entertaining space or ideal to keep an eye on children as they play outside. A staircase leads up from the hall to the first floor, with three bedrooms and a bathroom on this level. A 21' bedroom is found at the top of the house. Tasteful colour schemes have been used throughout, and the windows at the rear enjoy a good outlook over the garden and the view beyond.

Outside

Outside, you'll find a good rear garden that makes the most of the westerly aspect and view across the valley. There is a large wooden deck directly behind the house with a paved area with wood store to the side, with a planted border. The garden stretches out beyond the deck. This is laid to lawn and enclosed with fences and hedging with planting surrounding the plot. The rear of the garden has been used as a productive growing area, with raised beds and an allotment area. There is also a greenhouse to the side and gated access to the footpath at the rear. A side gate leads back to the front of the house, with a paved area and steps with stone pillars to either side that lead onto Rodborough Hill.

Location

Rodborough is home to two primary schools, parks, play areas, some great pubs, with Minchinhampton and Rodborough commons just up the hill. Nearby Dudbridge offers a range of conveniences, including two supermarkets, a bowls club, a playing field, and a petrol station. Vibrant, creative Stroud town is close by and provides a variety of independent shops, local pubs serving beers and ciders from the area, and numerous cafes, bars, and restaurants. The surrounding area offers a wide range of amenities, including supermarkets, a hospital, state and private schools, a leisure centre, a sports centre, and a weekly farmers' market. Stroud also has a mainline railway station with services to London Paddington. Nearby, Cirencester is 10 miles away, Cheltenham is 15 miles, and Swindon is 25 miles, all easily accessible by car.

Directions

Leave Stroud via the A46 Bath Road towards Nailsworth. Turn left before the Clothiers Arms public house onto Rodborough Hill. Pass the turnings for Lower and Middle Spillmans on your right and the property can be found on the right, before the turning for Spillmans Road, also on the right.

Property information

The property is freehold. Mains electricity, gas, water and drainage are connected. The council tax band is D. 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.

Local Authority

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

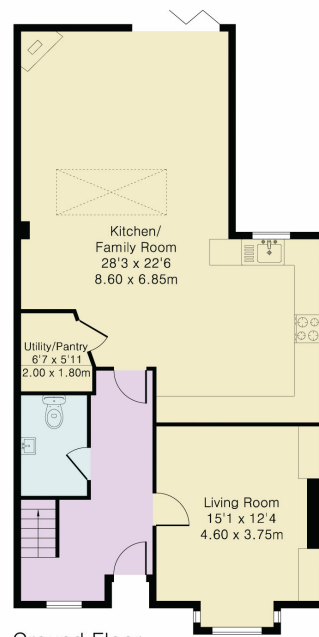


Approximate Gross Internal Area 1773 sq ft - 165 sq m

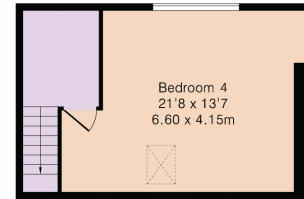
Ground Floor Area 857 sq ft – 80 sq m

First Floor Area 621 sq ft – 58 sq m

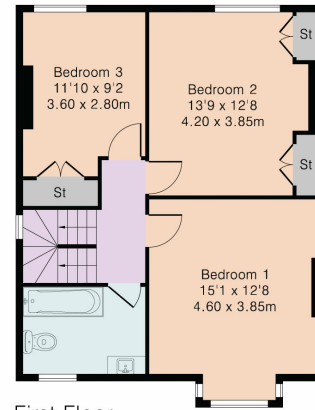
Second Floor Area 295 sq ft – 27 sq m



Ground Floor



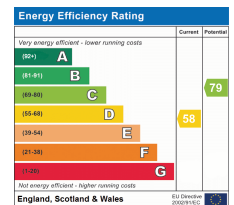
Second Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.