



1, Rodlea, Ash Road, Lightpill, Stroud, Gloucestershire, GL5 3PA
Guide Price £350,000

PETER JOY
Sales & Lettings



1, Rodlea, Ash Road, Lightpill, Stroud, Gloucestershire, GL5 3PA

A three-bedroom semi-detached home set in a quiet no-through road, well placed for access to Stroud and Rodborough Common. This attractive red-brick property offers light and well-proportioned accommodation over three floors, with a number of original features retained throughout.

ENTRANCE HALLWAY, SITTING ROOM WITH OPEN FIREPLACE, KITCHEN, DINING ROOM, SHOWER ROOM, STUDY/BEDROOM THREE, LANDING, TWO DOUBLE BEDROOMS, BATHROOM WITH UTILITY CUPBOARD HOUSING BOILER, LOFT ROOM WITH VIEWS DOUBLE GLAZING, GAS CENTRAL HEATING, SIDE PEDESTRIAN ACCESS, GOOD SIZE GARDEN, CUL DE SAC LOCATION.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

1 Rodlea is an attractive red-brick semi-detached home, ideally situated in a sought-after cul-de-sac within the parish of Rodborough. The area benefits from a friendly, active community, with shops and schools close by and extensive National Trust land just a short distance away at Minchinhampton, Rodborough Common and Selsley Common.

The accommodation is arranged over three floors. A tiled entrance hallway provides access to all ground-floor rooms and the stairs to the first floor. The sitting room features original floorboards, an open fireplace and a sash window overlooking the front aspect. The hallway leads through to the kitchen, a notable space that flows seamlessly into the dining area with a glass roof, allowing plenty of natural light to fill the room. The kitchen is fitted with a range of wall and base units, as well as integrated and freestanding appliances. Additional ground-floor accommodation includes a handy understairs cupboard, a downstairs shower room, a third bedroom or study and a set of French doors off the dining space leading to the garden. On the first floor, there are two generously sized bedrooms and a family bathroom. Stairs from the landing lead to a loft room, which includes eaves storage and two Velux windows offering excellent views.



Outside

1 Rodlea enjoys delightful gardens that are mainly level and laid to lawn, with well-stocked borders of shrubs and plants. A private paved patio provides a perfect spot for outdoor entertaining, while side pedestrian access adds convenience and the rear enjoys views towards Rodborough Common. At the front, a charming garden with gated access and a paved patio offers a lovely views towards Selsley Common.

Location

Ash Road is a friendly street with a strong community feel. Amenities available within the vicinity include the well-regarded Gastrells School, Rodborough Community Primary School, the Kings Head public house and Aldi supermarket. A wider range of facilities are available in nearby Stroud, approximately a mile away, including 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), Bristol (20 miles) and Junction 13 (M5 motorway) are all within easy driving distance.

Directions

From Stroud, take the A46 towards Nailsworth. Continue over the crossroads past B&Q and take the second left at the bottom of the hill into Kitesnest Lane. Follow the road up the hill, then take the first right onto Ash Road. The property can be found a short distance along on the left-hand side, identified by a For Sale sign.

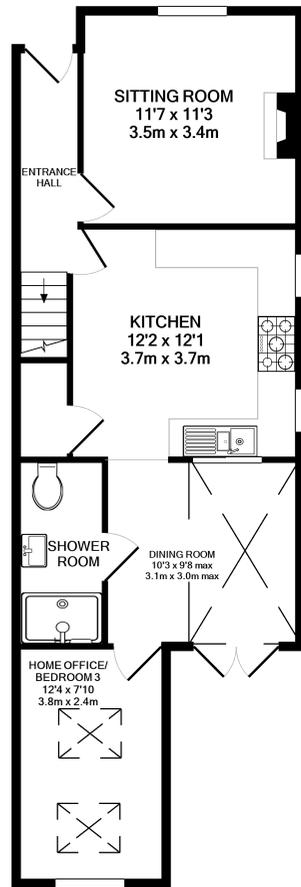
Property Information

The property is freehold and has 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 include standard and superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

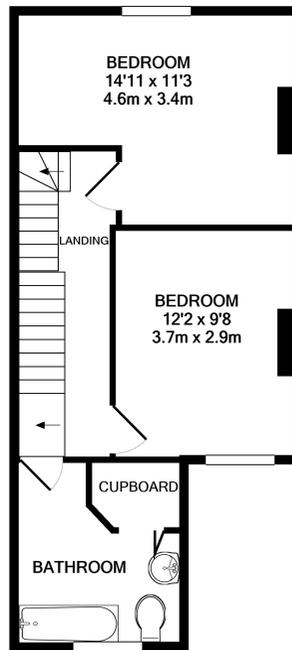
Local Authority

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

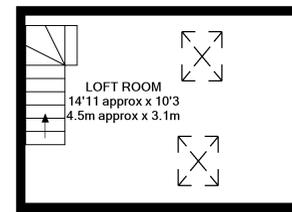




GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)



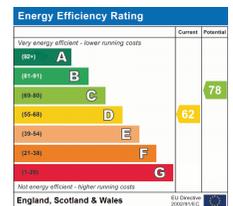
1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



ATTIC FLOOR
APPROX. FLOOR
AREA 152 SQ.FT.
(14.2 SQ.M.)



1 RODLEA, ASH ROAD, LIGHTPILL, STROUD, GL5 3PA.
TOTAL APPROX. FLOOR AREA 1163 SQ.FT. (108.0 SQ.M.)
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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.