



Richmond House, Rodborough Hill, Gloucestershire, GL5 3SW  
£600,000





## Richmond House, Rodborough Hill, Gloucestershire, GL5 3SW

A brilliant extended Victorian house in a prominent location in the heart of the Rodborough community on Rodborough Hill with a sunny garden with a roof terrace, parking and wonderfully realised character accommodation with some lovely design touches.

ENTRANCE HALL, TWO LARGE RECEPTION ROOMS, 17' KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FAMILY BATHROOM, TWO FURTHER DOUBLE BEDROOMS, ROOF TERRACE, SUNNY REAR GARDEN AND PARKING SPACE



Viewing by appointment only

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

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### Description

Some people have a real knack for creating a wonderful, welcoming home. The owners of this handsome property certainly fall into that category, and we're delighted to have been asked to market this spacious Victorian house, which is situated in an elevated spot on ever popular Rodborough Hill. There is a great community here, with the legendary Prince Albert pub and a good primary school on the same road. The shops, amenities and train station of Stroud are within easy reach as well as hundreds of acres of National Trust land at the top of Rodborough Hill.

Richmond House has been a happy home for the current family for some fifteen years. They have improved and refined the space they bought, making the very most of the light and the character of the building. The result is a comfortable, yet stylish, well balanced accommodation arranged over three floors. A large entrance hall greets you, with the sitting room to the right. This room has a fireplace with wood burning stove, with a wood store recess to the side. The second reception room could suit as a dining room, playroom, teenage den or study, with the kitchen/dining room found at the end of the hall. This 17' room has contemporary kitchen units and plenty of space to cook, eat, congregate and entertain. There's also a useful utility room and a cloakroom/W.C on this floor. A staircase leads up from the hall to the first floor, with a landing, principal bedroom with modern en suite bathroom, family bathroom and further double bedroom on this level. Another double bedroom is at the top of the house. The house is decorated with contemporary colours and interest everywhere you look. A real gem, and a must for your viewing list.

### Outside

The property benefits from a sunny rear garden with a roof terrace for long afternoons and al fresco dinners. The garden opens out behind the house, and is predominantly paved, with a gravelled area at the very rear. Established borders surround the garden providing an abundance of texture and colour. A timber deck runs along the side of the kitchen, and a set of steps lead up from the garden to a roof terrace. This is a great space, laid to artificial lawn, with railings surrounding and a super view across the rooftops of Rodborough and the countryside of Selsley in the distance. The parking space is set behind the garden, with the plot enclosed with fencing and handy rear access.

### Location

Rodborough is home to two primary schools, parks, play areas, some great pubs, with Minchinhampton and Rodborough commons just up the hill. On Friday mornings there is an artisan food market 3 minutes walk away at the newly developed pavilion, allotments and playing fields home of the annual Rodborough Fete. Within half a mile there is an extensive range of conveniences, including 3 supermarkets, petrol station and DIY stores. Vibrant, creative Stroud town is a short walk away and provides a variety of individual and independent shops, local pubs serving craft beers and ciders, numerous cafes, bars, and restaurants and a thriving music and arts scene. The surrounding area offers a wide range of amenities, including the prestigious farmers market, additional supermarkets, a hospital, college, state, grammar and private schools, a leisure and sports centre with open air lido. Stroud also has a mainline railway station with direct 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

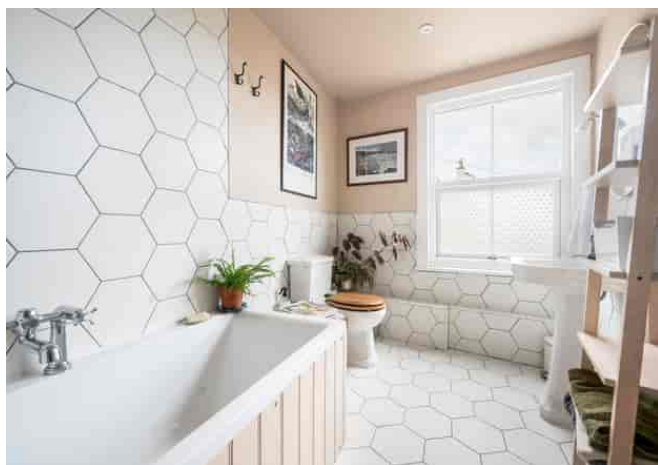
Leave Stroud via the A46 Bath Road towards Nailsworth. Turn left before the Clothiers Arms public house onto Rodborough Hill. Pass the turnings for Lower, Middle and Spillmans Road on your right. Continue, and the property can be found on the right, before you get to the Prince Albert.

### Property information

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

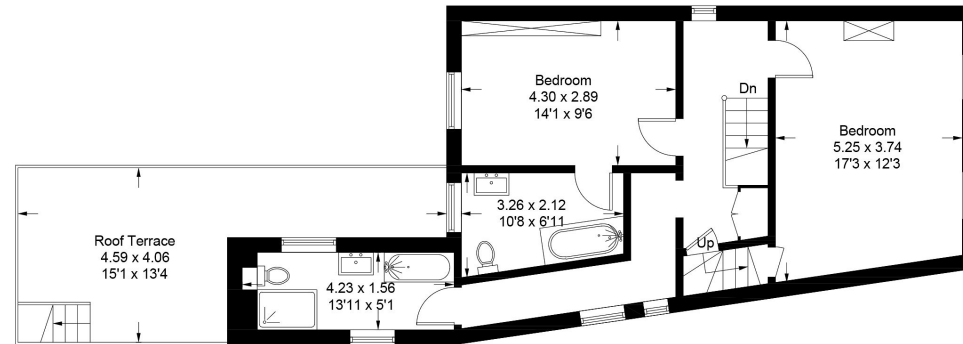
### Local Authority

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



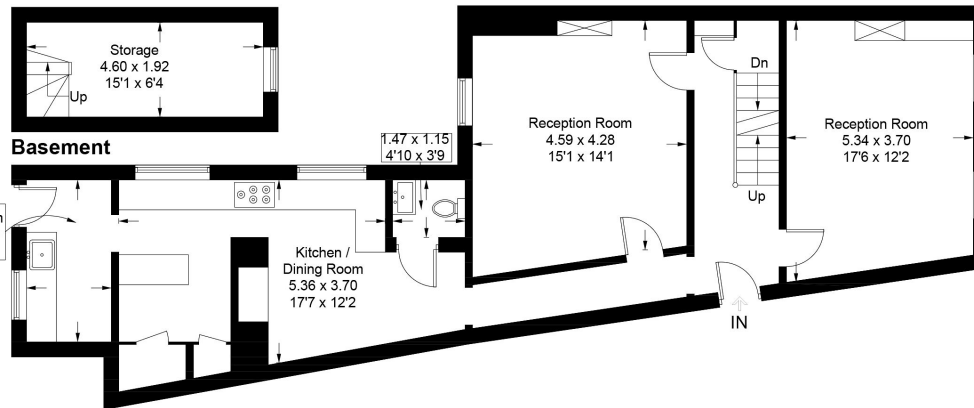
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Approximate Gross Internal Area = 173.4 sq m / 1866 sq ft

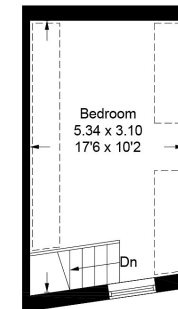


**First Floor**

= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**Top Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1241714)

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.