



20 Bownham Mead, Rodborough Common, Stroud, Gloucestershire, GL5 5DZ  
£925,000

**PETER JOY**  
Sales & Lettings





## 20 Bownham Mead, Rodborough Common, Stroud, Gloucestershire, GL5 5DZ

A substantial detached extended house in a popular private road on Rodborough Common that has been the subject of a first class renovation programme with large gardens, a superb view over the Golden Valley , a double garage and over 1900 sq.ft of beautifully presented accommodation (draft details)

ENTRANCE HALL, 20 KITCHEN/BREAKFAST ROOM, 21' SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, 15' DINING ROOM, BOOT ROOM, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL SUITE WITH DOUBLE BEDROOM, DRESSING ROOM AND SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, DOUBLE GARAGE, DOUBLE WIDTH DRIVE WITH PROVISION FOR EV PARKING, GARDENS TO FRONT AND REAR AND A SUPERB VIEW ACROSS THE GOLDEN VALLEY.

Viewing by appointment only

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### Description

Peter Joy are delighted to offer this superb detached house to the market. This substantial property is in a lovely position in Bownham Mead, a popular private road on sought after Rodborough Common. This sought after address allows for easy access to good schools and the shops and amenities of both Minchinhampton and Nailsworth, with hundreds of acres of National Trust land on Minchinhampton and Rodborough Commons on the doorstep. The current owners fell in love with the location and the amazing outlook when they saw it some four years ago and promptly snapped it up. They then set about creating a no-comprise home that built on the position and first class view whilst completely renovating the interior. The resulting improvement programme has been transformative, and is nothing short of stunning, with beautifully realised accommodation that is just perfect for modern living.

It is immediately obvious that the finish and attention to detail throughout is of a remarkably high standard. A light, airy entrance hall welcomes you, and opens into a boot room - ideal for all your coats and shoes. A utility room and cloakroom/W.c are to the left of the hall, with the kitchen/breakfast room at the rear. This 20' room has contemporary kitchen cabinets, Quartz worktops, integrated appliances and glazed double doors that open onto the garden and the view. The sitting room is beyond this - a welcoming 21' space with stone fireplace and wood burning stove. Bi-fold doors open at the rear onto a paved terrace here, bringing in the super outlook and connecting the inside with the outside. This room links with a 15' dual aspect dining room, with a window that looks out onto the front lawn. A staircase leads up from the entrance hall to the first floor. A landing, brilliant principal suite with double bedroom, dressing room and shower room, stylish family bathroom and three further bedrooms are on this level. The house is tastefully decorated, with high quality fittings throughout, and it has been re-wired and re-plumbed. All in all a wonderful, well appointed home and an absolute must for your viewing list.

### Outside

The property benefits from a double-width drive, a double garage, and gardens to the front and rear. The driveway is at the front of the property and provides parking for four cars, with provision for EV charging. The double garage is located behind this and has two electrically operated doors, power and light and a personal door to the rear. There is a wood store to the side of the garage and a path leading to the front door, with a lawned area at the front. The rear garden is generous, with superb views across the Golden Valley and the surrounding countryside. There is a large paved terrace directly behind the house, with glazed doors from both the sitting room and the kitchen. This paved terrace extends to the space behind the garage, with paved steps leading down to a gently sloping lawn and another large paved area, perfect for a table and chair set. The property is enclosed with hedging and a dry stone wall at the rear, and there is a gravelled area seating area at the very bottom of the plot.

### Location

The house is situated in a small cul-de-sac within Bownham Mead, a popular residential development on Rodborough Common. This well known space comprises approximately 500 acres of land and is owned by 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 grammar schools, with well regarded primary schools nearby at Amberley, Minchinhampton and Rodborough. 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

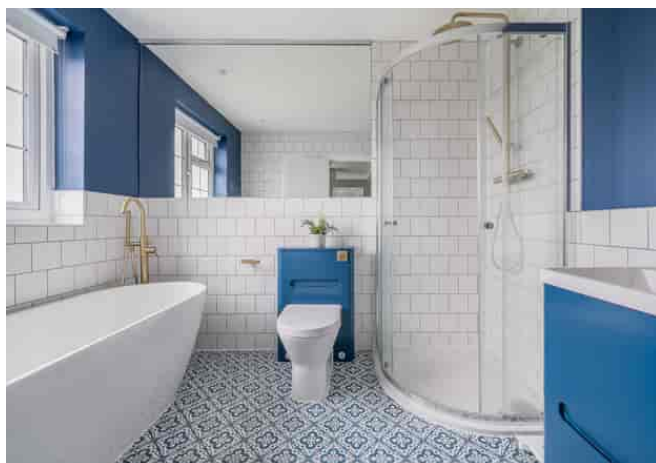
From our Nailsworth office turn right at the mini roundabout and proceed up the "W" in the direction of Minchinhampton Common. At Tom Long's Post turn left in the direction of Stroud. Bownham Mead will be found on the right hand side just before The Bear Inn. Turn in here and then take the third turning on the left. The property will be found on the right.

### Property information

The property is freehold. The communal areas within Bownham Mead are maintained by the Residents Association and the estate management charge is currently £200 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 mobile voice and data services should be available from all major providers in this area.

### Local Authority

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



## 20 Bownham Mead, GL5 5DZ

Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft  
(Including Void)

Double Garage / Workshop = 30.0 sq m / 323 sq ft

Total = 206.6 sq m / 2224 sq ft



Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1266244)

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.