



2 Old Rectory Close, Walkley Hill, Rodborough, Gloucestershire, GL5 3UR  
Price Guide £579,000

**PETER JOY**  
Sales & Lettings



## 2 Old Rectory Close, Walkley Hill, Rodborough, Gloucestershire, GL5 3UR

An individual detached chain free house in a quiet position at the end of a private road in ever popular Rodborough with four bedrooms, two reception rooms, parking and a garage and lovely gardens set to three sides with a super outlook over the valley to the front.

PORCH, ENTRANCE HALL, CLOAKROOM/W.C, 16' SITTING ROOM, CONNECTING DINING ROOM, 16' KITCHEN, FOUR BEDROOMS, BATHROOM, GARAGE AND PARKING AND A CORNER PLOT GARDEN WITH A LOVELY OUTLOOK.



Viewing by appointment only

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

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#### Description

2 Old Rectory Close is an individual detached house set away from passing traffic in the ever popular parish of Rodborough. This area is well known for its thriving, inclusive community, with good schools and pubs close by and hundreds of acres of National Trust land just up the hill. Old Rectory Close is a quiet private road of just five houses. Two of these are within the original Cotswold stone rectory, with the remaining three built within the rectory grounds. No. 2 is arguably in the best location, at the very end of the close - a location that allows for a superb outlook and a garden that wraps around the property. The house has been a happy home for our client's family for many years, and now presents a unique opportunity for a buyer to refurbish a good family home to their own taste and standard.

The accommodation is arranged over two floors. A porch, entrance hall, 16' sitting room, connecting dining room and 16' kitchen are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, four bedrooms and a bathroom on this level. Large windows let in plenty of light and allow for a super outlook over the valley at the front from the first floor and a view into the garden at the side and rear. The house is available with no onward chain - just another benefit, and further reason to book to view.

#### Outside

Outside you'll find a garage, parking for up to three vehicles and lovely gardens. The garage is to the right of the house, with up and over door and personal door with covered entrance. This also houses the gas boiler for the property, installed some three years ago. The gardens are a particular feature of the property, enjoying a sunny aspect and wrapping around the house to create a sense of space and privacy. Laid mainly to lawn, the gardens are bordered by mature trees and well established shrubs, interspersed with peaceful seating areas that provide ideal spots to relax and take in the far reaching views across the valley.

#### 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. Drive to the top of the hill and turn right, into Walkley Hill, at the top, just after The Prince Albert. Take the next right hand turn into Rectory Close, and the property will be found on the right hand side.

#### Property information

The property is Freehold. 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 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 total area<sup>(1)</sup>**

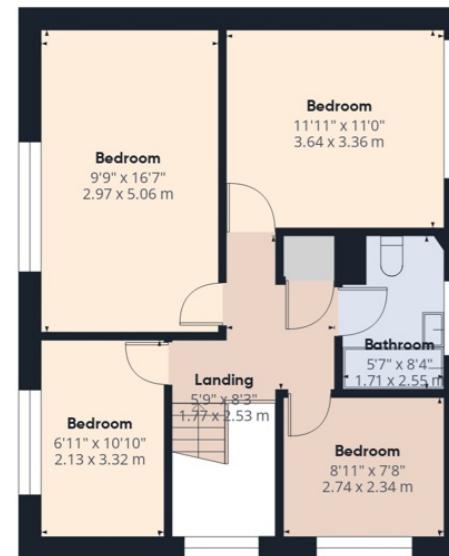
1354 ft<sup>2</sup>

125.9 m<sup>2</sup>

**Reduced headroom**

27 ft<sup>2</sup>

2.6 m<sup>2</sup>



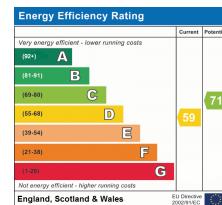
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.