



Ravenshill, The Butts, Rodborough, Stroud, Gloucestershire, GL5 3UP  
Guide Price £500,000





## Ravenshill, The Butts, Rodborough, Stroud, Gloucestershire, GL5 3UP

Situated in an elevated position on The Butts, this well-presented three-bedroom detached home enjoys spacious accommodation arranged over two floors. The property benefits from a generous rear garden with fabulous views across the valley, off-road parking, a garage, and convenient access to both Rodborough Common and Stroud town centre.

ENTRANCE HALLWAY, KITCHEN, DOWNSTAIRS SHOWER ROOM, DINING ROOM, SITTING ROOM WITH ENCLOSED WOOD BURNER AND FRENCH DOOR TO THE REAR GARDEN, THREE BEDROOMS, FAMILY BATHROOM, PARKING, GARAGE, GOOD SIZED REAR GARDEN, FABULOUS VIEWS, CLOSE TO RODBOROUGH COMMON AND STROUD TOWN CENTRE.



Viewing by appointment only

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

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Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





### Description

Located on The Butts, this well-presented, light and airy three-bedroom detached home offers a comfortable and versatile living space with stunning views. Upon entering, the hallway provides access to the kitchen, dining room and sitting room. The kitchen features a range of wall and base units with built-in appliances. Off the kitchen, you will find a pantry, a downstairs shower room and side access. The ground floor also includes a dining room, which flows into the living room, complete with an enclosed woodburner and French doors opening onto the rear garden. Stairs from the hallway lead to the first floor, where three generously sized bedrooms are located, all enjoying views across the garden and the valley. A family bathroom completes the accommodation.

### Outside

To the front of the property, there is off-road parking for two cars and access to the single garage. The front garden also features planted borders. Side access leads to the rear garden, where a top terrace laid with slabs provides a perfect spot to enjoy the fabulous valley views. A summer house is also situated on this level. A path then leads down to the lower garden, which includes a lawn and well-stocked borders and fencing defining the boundary.

### 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

To reach the property, leave Stroud via the A46 heading toward Nailsworth. Just before arriving at "The Clothiers Arms," turn left onto Rodborough Hill. Follow the hill upward, passing "The Prince Albert," Continue up the hill towards the common. You will note a Peter Joy for sale sign on your left. Pull onto the drive and a member of team will show you around.

### Property Information

The property is freehold and has gas central heating, mains electricity, water and drainage. 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 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

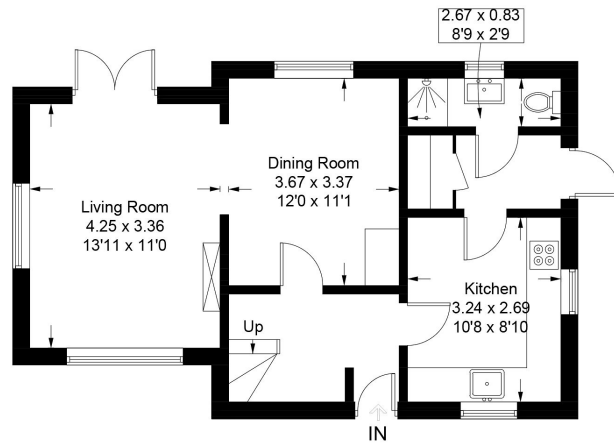


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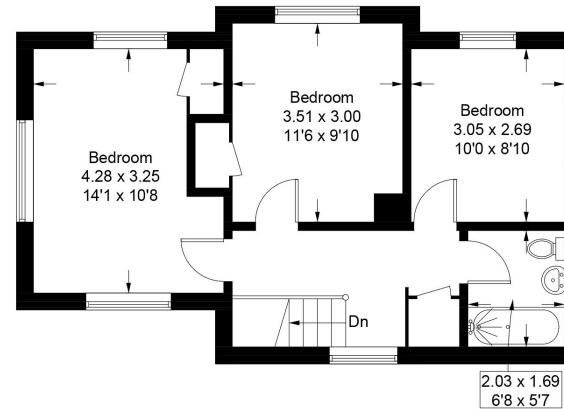
Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft

Garage = 13.4 sq m / 144 sq ft

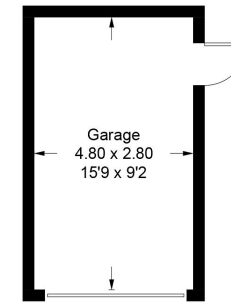
Total = 109.4 sq m / 1177 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243833)

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.