



24 Bownham Mead, Rodborough Common, Gloucestershire, GL5 5DZ
£695,000

PETER JOY
Sales & Lettings



24 Bownham Mead, Rodborough Common, Stroud, Gloucestershire, GL5 5DZ

A substantial extended detached family house in a popular private road on Rodborough common with four bedrooms, two reception rooms, a double garage and large rear garden offered to the market with no onward chain

ENTRANCE HALL, CLOAKROOM/W.C, 18' SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, BATHROOM, DOUBLE GARAGE, PARKING, GOOD GARDENS WITH VIEWS OVER THE GOLDEN VALLEY

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

A handsome detached house in a lovely position in this popular private road on 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 the doorstep at Minchinhampton and Rodborough Commons. The property is built using traditional methods under a pitched roof and has been owned by the same family since it was built. It has been extended, with good family accommodation arranged over two floors. An entrance hall, cloakroom/W.c, 18' sitting room, dining room, kitchen/breakfast room, side hall and useful utility room addition are on the ground floor. A staircase leads up from the hall to the first floor, with landing, four bedrooms (one of which has been extended) and a bathroom on this floor. The property is available with no onward chain, and the windows at the rear of the property take in a pleasant view over the garden, with an outlook through the trees over the Golden Valley beyond.

Outside

The property benefits from large gardens, a double width drive and a double garage. The garden at the front of the house is laid to lawn, with a colourful planted border and a path leading to the house. The drive is to the front of the garage, with space to park several cars. The garage measures 17'1 x 16'6", with two up and over doors, power and light. The majority of the garden is behind the house, with a paved terrace directly behind the house, with glazed double doors from the sitting room. Steps lead down from this area to another paved seating area and a large lawn, with steps leading down through the centre of the plot. The lower garden is dotted with mature trees and is planted in a woodland style. There is a gate in the dry stone wall at the bottom of the garden and this leads out to the lane behind, and National Trust common land beyond.

Location

The house is situated in Bownham Mead, a well regarded 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 High school 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 this 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, and follow the road down. The property will be found after the third turning on the left.

Property Information

Gas central heating, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from all major providers, although reception may be limited inside the house.

Agents Note

The communal areas within Bownham Mead are maintained by the Residents Association and the estate management charge is currently £220 per annum.

Local Authority

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



24 Bownham Mead, GL5 5DZ

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft
(Including Double Garage)

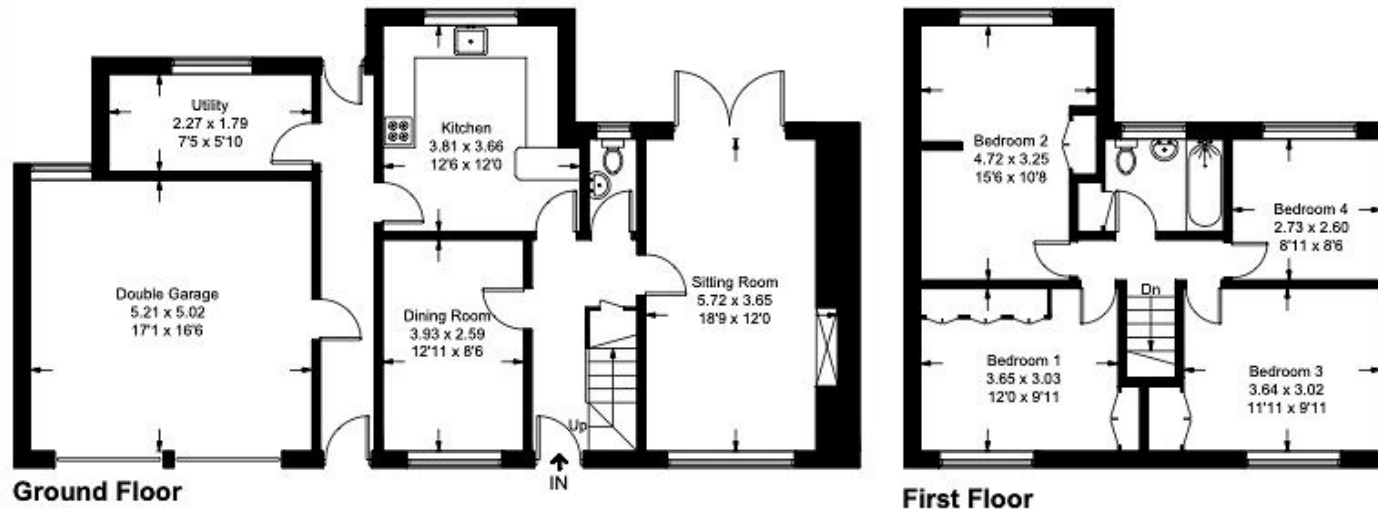
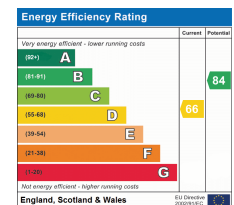


Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1196913)



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.