



Hartland, Rodborough Hill, Stroud, Gloucestershire, GL5 3RZ
Guide Price £550,000



Hartland, Rodborough Hill, Stroud, Gloucestershire, GL5 3RZ

A five-bedroom semi-detached home situated on Rodborough Hill. The property offers over 2099 sq.ft of accommodation across two floors, with three bathrooms, a low maintenance garden, views, off-road parking and easy access to Stroud town centre.

ENTRANCE, SITTING ROOM, KITCHEN, UTILITY, FAMILY ROOM 28'1 LONG, TWO BATHROOM, WET ROOM, FIVE BEDROOMS, GARDEN, PARKING, CLOSE TO AMENITIES, 2099 OF ACCOMMODATION, PRESENTED IN GOOD ORDER, CHAIN FREE



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Elevated on Rodborough Hill, this five-bedroom semi-detached home offers spacious accommodation across two floors, with close proximity to Stroud and excellent commuter links.

On entering the property, stairs lead to the first floor, with a door to your left opening into the family room and the sitting room located to your right. The sitting room provides access through to the kitchen/dining area and a ground-floor bathroom. The kitchen features a range of wall and base units with freestanding appliances and French doors lead directly to the rear garden. Off the kitchen, you'll find a utility room and additional storage. As shown in the floorplan, the ground floor offers a full wrap-around layout. The first floor comprises five well-proportioned bedrooms, with the main bedroom measuring 15'11" x 15'9". Bedroom three benefits from a walk-in wet room, while the remaining bedrooms share a family bathroom.

Outside

The rear garden is a low-maintenance space featuring artificial grass, fruit trees and pleasant views. Side access leads to the front of the house, where you'll find a resin driveway providing off-road parking for several cars.

Location

Rodborough benefits from having a strong sense of community and a mixed demographic with two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

Directions

From Stroud, take the A46 towards Nailsworth and Bath. Turn left onto Rodborough Hill and continue up the hill. The property will be on your right denoted by a for sale sign

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, superfast and ultrafast. 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 = 195.0 sq m / 2099 sq ft

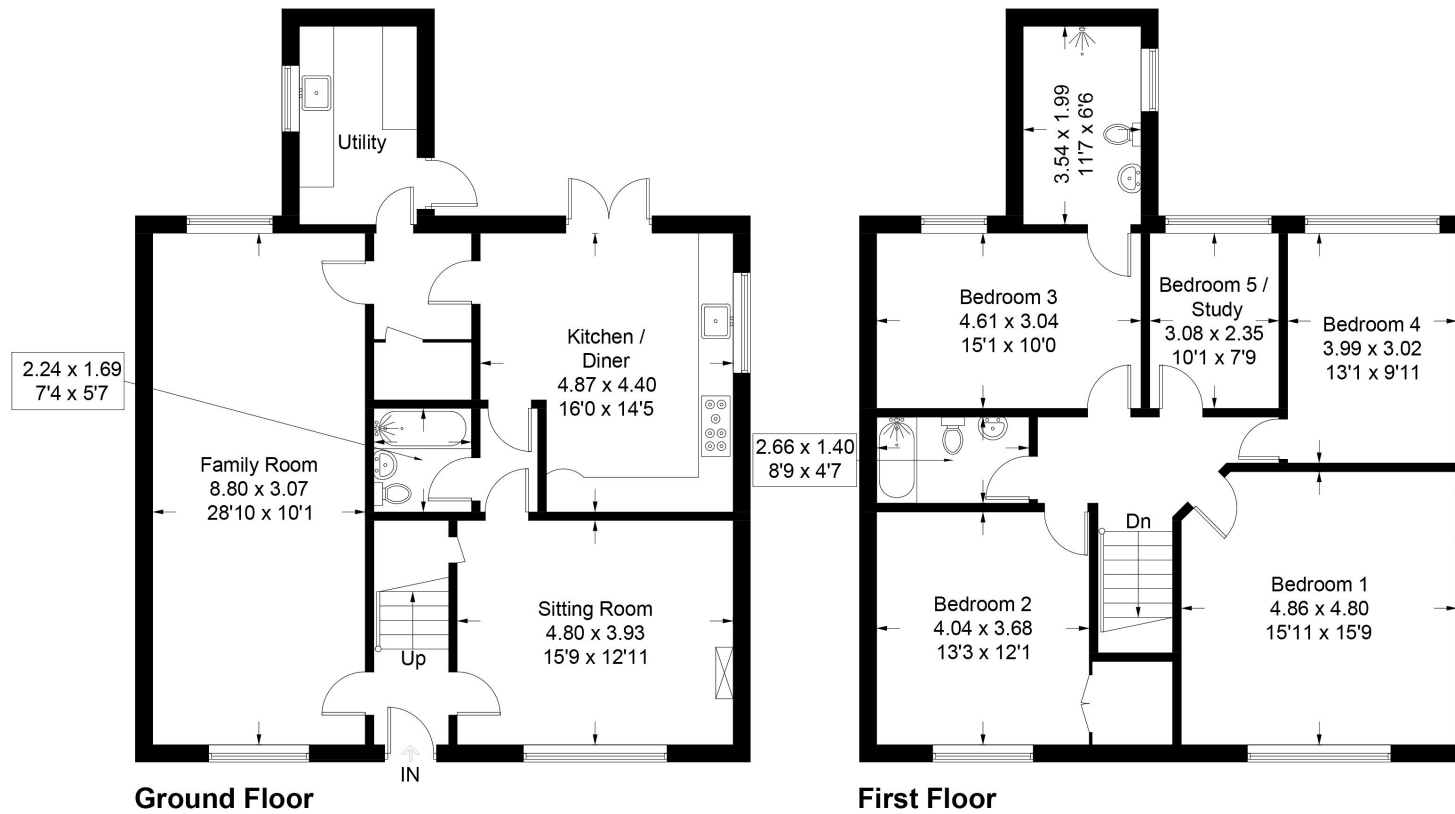


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231642)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(90+)	A	
(81-90)	B	
(69-81)	C	74
(55-69)	D	
(39-55)	E	
(21-39)	F	
(1-21)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.