



White Oaks, The Hithe, Rodborough Common, Stroud, GL5 5BW
Price Guide £1,500,000

PETER JOY
Sales & Lettings



White Oaks, The Hithe, Rodborough Common, Stroud, GL5 5BW

An imposing extended detached house in a superb private road location on Rodborough Common with over 3000 sq.ft of living space, over 1200 sq.ft of garaging and outbuildings, a long gravelled drive and lovely level gardens, with a total plot size of 0.76 acres

PORCH, ENTRANCE HALL, CLOAKROOM/WC, 17' SITTING ROOM, 14' DINING ROOM, 18' CINEMA ROOM, 15' KITCHEN, 17' BREAKFAST ROOM, UTILITY ROOM, LANDING WITH LIBRARY AREA, 14' PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, ATTIC SPACE, OUTBUILDING BLOCK WITH A 18' DOUBLE GARAGE, SINGLE GARAGE, WORKSHOP/OFFICE AND TWO STORE ROOMS, LONG GRAVELLED DRIVE WITH PARKING FOR MULTIPLE CARS, LEVEL GARDENS AND GROUNDS, TOTAL PLOT SIZE OF 0.76 ACRES

Viewing by appointment only

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Description

White Oaks is a handsome extended detached house situated in The Hithe, arguably one of the finest residential roads in the Stroud area. This private road is set amongst hundreds of acres of National Trust common land, with the shops and amenities of Minchinhampton, Nailsworth and Stroud within easy reach. The property was originally built in the 1960's and has been cleverly extended and comprehensively improved during the current owner's tenure, with spacious, light filled accommodation that measures c.3178 sq.ft. An entrance hall, cloakroom/W.C, 17' sitting room, 14' dining room, kitchen with connecting breakfast room, 18' cinema room and utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing with library area, a principal bedroom with en-suite shower room, family bathroom and three further bedrooms found on this floor. A superb property, viewing highly recommended.

Outside

The impressive specification extends to the exterior of the property too. A long, gravelled driveway welcomes you, and leads on to a large gravelled area with plenty of space to park multiple vehicles and still turn easily, with garaging for three cars beyond. Attached to the garage is a good office/workshop, a storeroom and a WC. This block measures 1224 sq.ft. The property is set centrally within the plot, with most of the garden to three sides of the house. There is a paved area directly behind the house, and doors from the breakfast room open onto the area, connecting the inside with the outside. There is a large level lawn beyond this, with a wild garden area and a dry-stone wall boundary lined with trees and shaped hedging. A topiary arch and hedge lead through to the south garden – another level lawn, with a rockery garden area and seating spot by the sitting room window. There is another good expanse of garden to the north of the house, with a screened area for cuttings and composting. The garden has clearly been a real labour of love, with colourful, established planting and mature trees and hedging.

Location

The house is situated on wonderful Rodborough Common. This, along with Minchinhampton Common, comprise some six hundred acres of land vested in The National Trust. The towns of Stroud and Nailsworth are within easy reach and the property lies in the catchment of some great schools, with Beaudesert private school just along the road. 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 approximately seven miles away.

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 and continue to The Bear Inn. Pass the Bear, the turning for Bear Hill, and keep left. Pass Private Road on your left. The turning to The Hithe can be found a little further along on the left. Turn in, and follow the road, bearing left. The turning for the property is the last one on the left before the road bends around to the right.

Agents Note

The property is situated on a private road. There is an estate management charge of £130 per annum.

Tenure

Freehold

Services

We are informed by the current owner that all mains services are connected to the property.

Council Tax

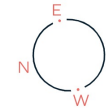
The council tax banding is G.

Local Authority

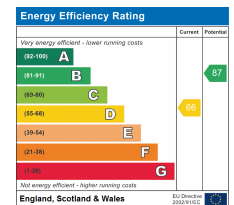
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Area = 295.3 sq m / 3178 sq ft
 Outbuilding = 113.7 sq m / 1224 sq ft
 Total = 409.0 sq m / 4402 sq ft
 Including Limited Use Area (11.1 sq m / 119 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 302162



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.