



Bramble Cottage, Rodborough Lane, Stroud, Gloucestershire, GL5 2LL  
Guide Price £375,000





## Bramble Cottage, Rodborough Lane, Stroud, Gloucestershire, GL5 2LL

Charming semi-detached character property with superb views across Stroud and excellent access to Stroud Town and Rodborough Common. The accommodation which is arranged over three floors, and offers lovely gardens and off street parking is complemented by a hallway, dual aspect sitting room, lower ground floor open plan kitchen/dining room, sun room/conservatory and two double bedrooms and a family bathroom to the top floor with views.

ENTRANCE HALLWAY, DUAL ASPECT SITTING ROOM WITH VIEWS, FITTED KITCHEN WITH UNDERSTAIRS STORAGE, SUN ROOM/CONSERVATORY, DINING ROOM OPEN PLAN TO THE KITCHEN, TWO DOUBLE BEDROOMS TO THE TOP FLOOR WITH VIEWS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, SUPERB VIEWS ACROSS STROUD, SIDE PEDESTRIAN ACCESS, REAR PATIO, TERRACED GARDEN WITH A LAWN, SHED AND PATHWAY LEADING TO THE OFF STREET PARKING (IN NEED OF LANDSCAPING), NO CHAIN AND GOOD ACCESS TO STROUD TOWN AND RODBOROUGH COMMON.

Viewing by appointment only

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

t: 01453 766333

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







### Description

Bramble Cottage is a very well positioned character property with superb views and comprising, an entrance hallway, dual aspect sitting room with views to the rear, an open plan kitchen/dining room to the lower ground floor with a breakfast bar, fitted kitchen and leading to a sun room/conservatory which is the perfect spot to sit and take in the views. The top floor offers a landing, two double bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and being offered with no onward chain.

### Outside

The property has a small front garden with a step down to the entrance door and there is a shared pathway giving rear access to the rear garden. Directly to the rear is a lovely paved patio which is ideal for alfresco dining and BBQ's, there is an array of mature shrubs and plants. A shared pathway with the neighbouring property leads to the lawn and raised deck, further down there is a gravelled area and garden shed. To the foot of the garden is a pathway which is need of attention but leads to off street parking which is accessed via Butterow Hill. Please note the off street parking spaces are in need of attention and landscaping.

### Location

Rodborough benefits from two well-established primary schools, two churches, parks and play areas, various village pubs and of course the Common whilst Bowbridge has a pub, vets, car show rooms and a petrol station. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well as. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre 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 town take the A419 London Road past Waitrose and continue over the roundabout. Upon reaching the traffic lights, turn right onto Butterow Hill and go through the traffic calming. Follow the road round and over the railway bridge, continue up the hill and take the sharp right hand turn onto Rodborough Lane, the property is located a few hundred yards up on the right.

### Tenure

Freehold

### Council Tax Band

Band = C

### Services

The vendor has informed us that all mains services are connected.

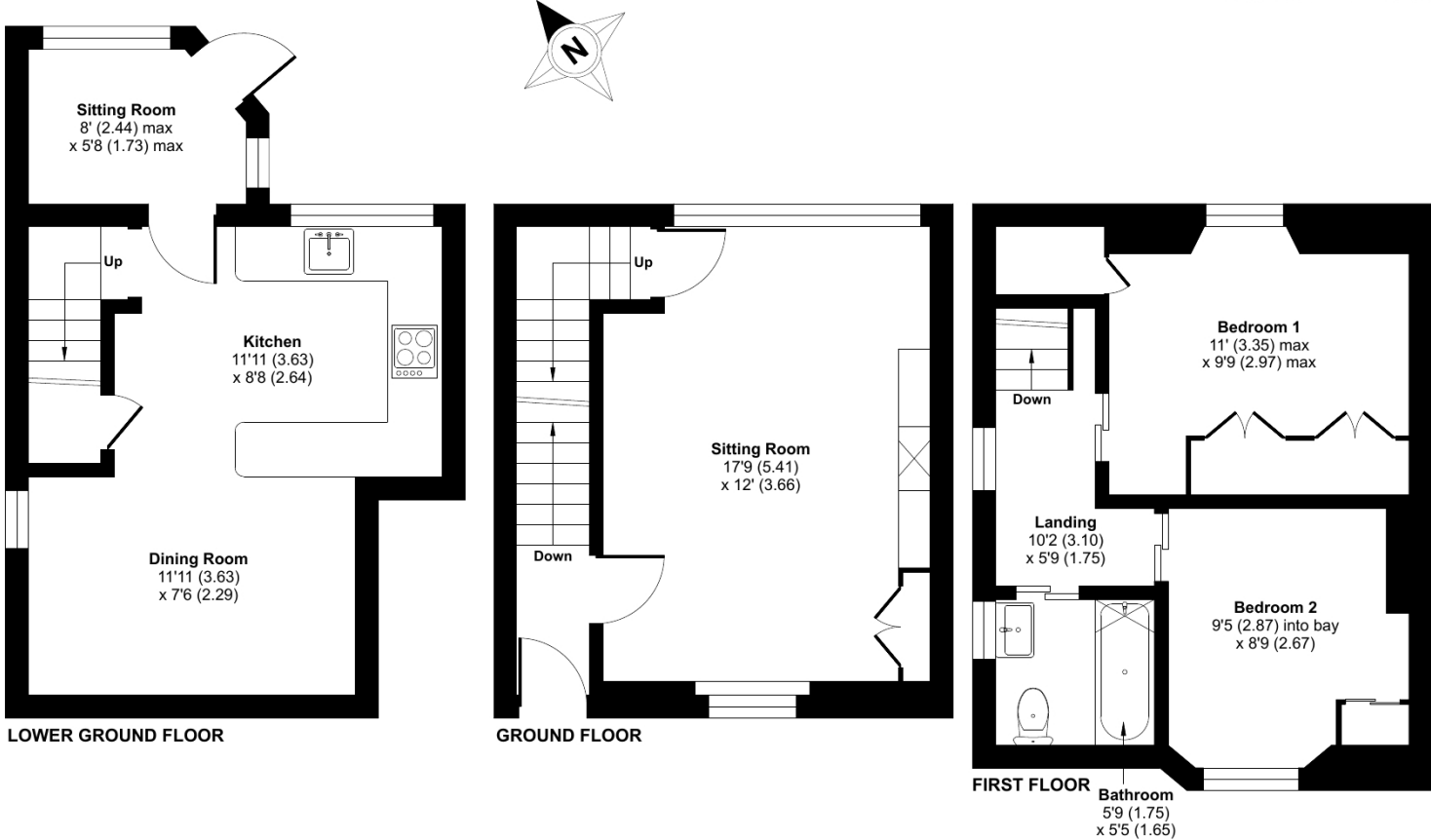
### Local Authority

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

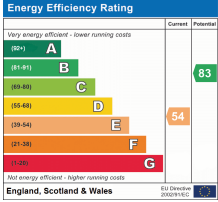


# Bramble Cottage, Rodborough Lane, Stroud, GL5

Approximate Area = 829 sq ft / 77 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1096651



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.