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Sales & Lettings

18 Castlemead Road, Rodborough,
Stroud, Gloucestershire, GL5 3SF
Price £499,950

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A generous five-bedroom detached home set in an elevated position within Rodborough. The well-tended landscaped gardens are of particular note with its well-stocked flower and shrub borders. Light and airy accommodation. Conservatory and useful Storeroom.

Sawyers Estate Agents are delighted to bring to the market this well presented, light and airy five bedroom home. Set within this elevated position affording breath-taking views across the Stroud valley. The accommodation briefly consists; entrance porch, hall, living room, kitchen/dining room, conservatory, cloakroom, five bedrooms and bathroom. Features and benefits include double glazing and gas central heating. Outside you will find the front and generous landscaped rear gardens. There is an integral garage which leads to a useful store under the house.

Amenities: - Rodborough Common, together with its neighbour Minchinhampton Common some 600 acres of common land vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within approximately two miles of Rodborough. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Porch

Double glazed patio door to front. Double glazed door to hallway.

Hallway

Stairs to first floor, built in cupboard with light and power, doors to bedrooms three and four. Door to cloakroom.

Cloakroom

Frosted double glazed window to front, Wash hand basin and WC. Radiator.

Bedroom Three 3.49m (11'5") x 2.92m (9'7")

Double glazed window to side, double radiator and useful shelving into recess.

Bedroom Four 2.72m (8'11") x 2.55m (8'4")

Double glazed window to side, double radiator, built-in double wardrobe.

Half Landing

Doors to Kitchen/Breakfast Room and Sitting Room.

Kitchen/Breakfast Room 4.66m (15'3") x 2.55m (8'4")

Double glazed door to side, double glazed windows to side and rear. Modern range of fitted wall and base units complemented with roll edge work surface over, one and a quarter bowl sink unit with drainer and mixer tap, tiled splash backs, fitted gas hob with oven under and filter hood over, plumbing for dishwasher and washing machine, and space for fridge. Radiator.

Sitting Room 5.42m (17'9") x 4.61m (15'1") Max

Double glazed French doors and glazed side panels leading to conservatory. Double glazed window to rear and side, wood burner to chimney breast with mantle and hearth. Television point.

Conservatory 6.4m (21'0") Max x 3.98m (13'1") Max

A generous L-shaped conservatory with double glazed windows and French doors to the front and side leading to the outside patio areas, two radiators.

First Floor Landing

Doors to bedrooms and bathroom. Built in airing cupboard housing the hot water tank.

Bedroom One 4.03m (13'3") x 3.28m (10'9")

Double glazed window to front with views towards Stroud. Radiator.

Bedroom Two 3.42m (11'3") x 2.92m (9'7")

Double glazed window to front with views towards Stroud. Built-in wardrobes with shelving.

Bedroom Five/Study 3.44m (11'3") Max x 2.18m (7'2")

Double glazed window to side, three fitted wardrobes and radiator.

Bathroom

Double glazed window to side, suite consisting WC, pedestal wash hand basin, and panelled bath with shower over. Extractor, recessed lighting and radiator.

Outside

Front Garden

Laid to lawn with established flower and shrub beds. Stepped pathway to porch.

Rear Garden

Generous landscaped garden with steps leading to gently sloping lawn with mature flower and shrub beds. Patio areas at either end of the conservatory. Gated side access. Sleeper/shingle steps lead to a top decked area where the views can be enjoyed over the Stroud valley. Garden Shed. Outside tap and outside light.

Parking

Driveway providing off road parking and access to the garage.

Garage 5.03m (16'6") x 2.51m (8'3")

Garage door to front, window to side, wall mounted gas fired boiler. Electric and gas meters, water tap, power and light. Door leading into the store room.

Store room 3.71m (12'2") x 2.51m (8'3")

Power and light.

Selling Agent

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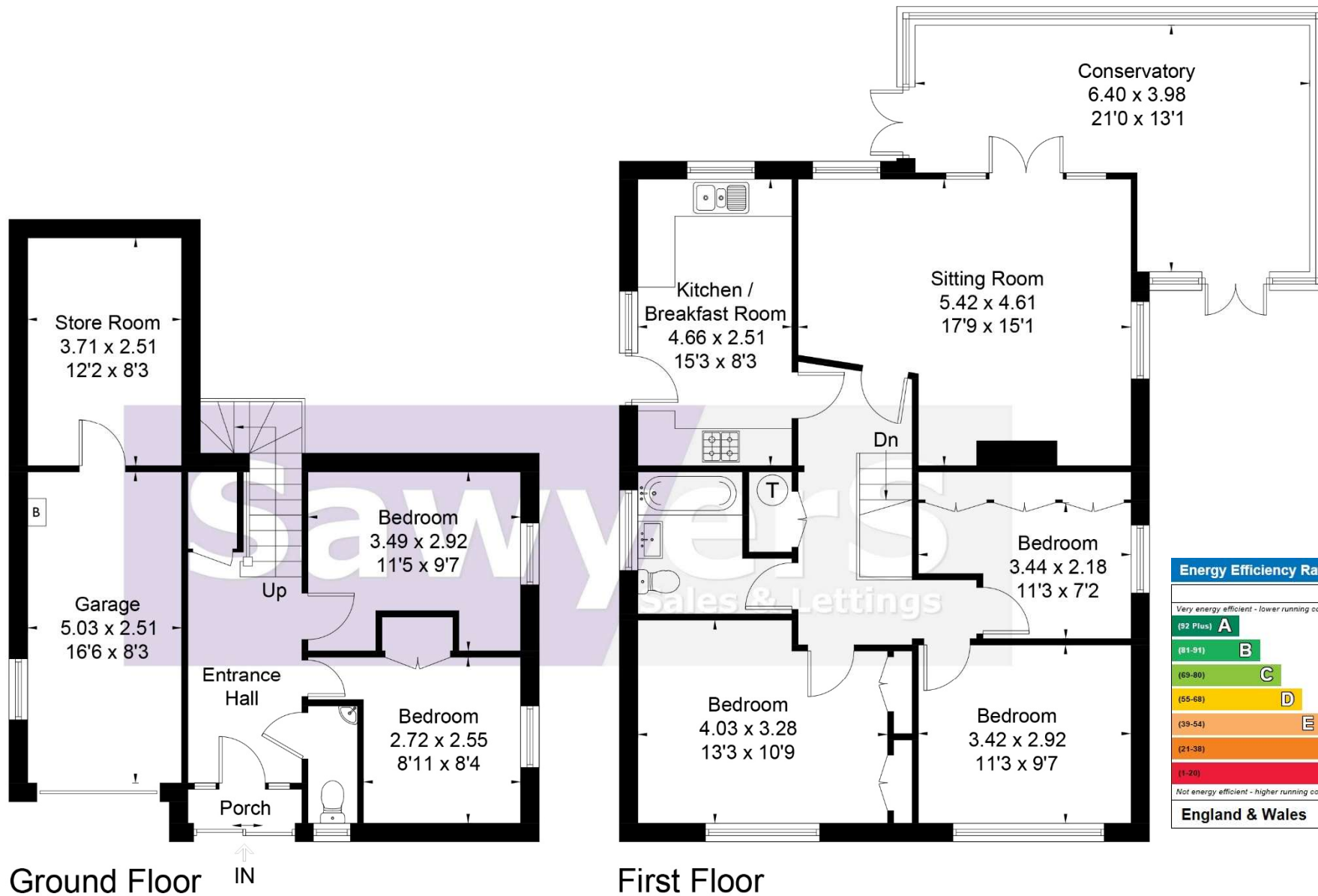
Local Authority

Stroud District Council - Band E

Directions

For SAT NAV use: GL5 3SF

Approximate Floor Area = 159.1 sq m / 1712 sq ft
(Including Garage / Store Room)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	62	76

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