



**SawyerS**  
Sales & Lettings

**1 Spring Villas, Lower Spillmans, Rodborough,  
Stroud, Gloucestershire, GL5 3RW  
Price £355,000**



# 1 Spring Villas, Lower Spillmans, Rodborough, Stroud, Gloucestershire, GL5 3RW

**A charming and extended two double bedroom home with useful attic room set in an elevated position within Rodborough. The well tended garden is of particular note with its well stocked mature shrub borders and pleasant seating area.**

**Modern additions complement the character features.**

**Sawyers Estate Agents** are delighted to bring to the market this well presented and tastefully extended Victorian home. Set within this elevated position the accommodation briefly consists; entrance hall, living room, separate dining room, farmhouse style kitchen/breakfast room and utility/cloakroom on the ground floor, whilst over the first and second floors you will find the two double bedrooms, generous bathroom and useful attic room. The well tended garden is of particular note with its well stocked mature shrub borders and pleasant seating area. Modern additions complement the character features. EPC: Pending

**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 Cashes Green. 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 Hall

Door to front, stairs to first floor, radiator and tiled floor.

## Living Room 3.96m (13'0") Into Bay x 3.35m (11'0")

Bay window to front with sash windows, fire place with wood burner, wall light points, radiator and television point.

## Dining Room 3.66m (12'0") x 3.35m (11'0")

Opening to kitchen/breakfast room, feature fire place, under stairs storage, wall light points, shelving, original built-in storage cupboards, radiator and engineered timber flooring.

## Kitchen/Breakfast Room 4.17m (13'8") x 3.35m (11'0")

Part glazed timber double opening doors to rear garden, window to rear, two Velux style windows to side. Recessed down lighting. Farmhouse style range of fitted wall and base units complemented with contrasting block edged work surfaces over, under unit lighting, twin bowl sink with mixer tap, tiled splash backs, fitted `Neff` five ring gas hob with filter hood over, built in `Neff` double oven, breakfast island with built in `Neff` dishwasher, space for fridge/freezer, radiator and engineered timber flooring.

## Utility Cloakroom 2.26m (7'5") x 1.52m (5'0")

Double glazed Velux style window to rear, base unit with roll edged work surface over, `Butler` style sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator and tiled floor.

## First Floor

### Landing

Sash window to side, stairs to attic room.

## Bedroom One 4.5m (14'9") x 3.35m (11'0")

Two sash windows to front, decorative fire place and radiator.

## Bedroom Two 3.66m (12'0") x 2.67m (8'9")

Double glazed sash window to rear, decorative fire place, timber panelling and radiator.

## Bathroom 3.35m (11'0") x 2.26m (7'5")

Double glazed sash window to rear. Bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, chrome heated towel rail and tiled floor.

## Second Floor

### Attic Room 5.79m (19'0") x 4.5m (14'9")

Double glazed Velux style windows to front and rear, exposed beams and two radiators.

## Outside

### Front

Gated path leading to the front door. Shrub borders. Outside light.

## Rear

Generous enclosed garden with a pleasant patio/seating area, raised flower beds, steps lead up to the lawn area with mature shrub borders. Ornamental pond. Space for garden shed.

## Material Information

Title Number: GR101442

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: C

Annual price £2,009 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, O2, Three, (Average)

Broadband Speed: Basic (15 Mbps) Superfast (80 Mbps)

Ultrafast (9000 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin

## Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

## Local Authority

Stroud District Council - Band C

## Directions

For SAT NAV use: GL5 3LS

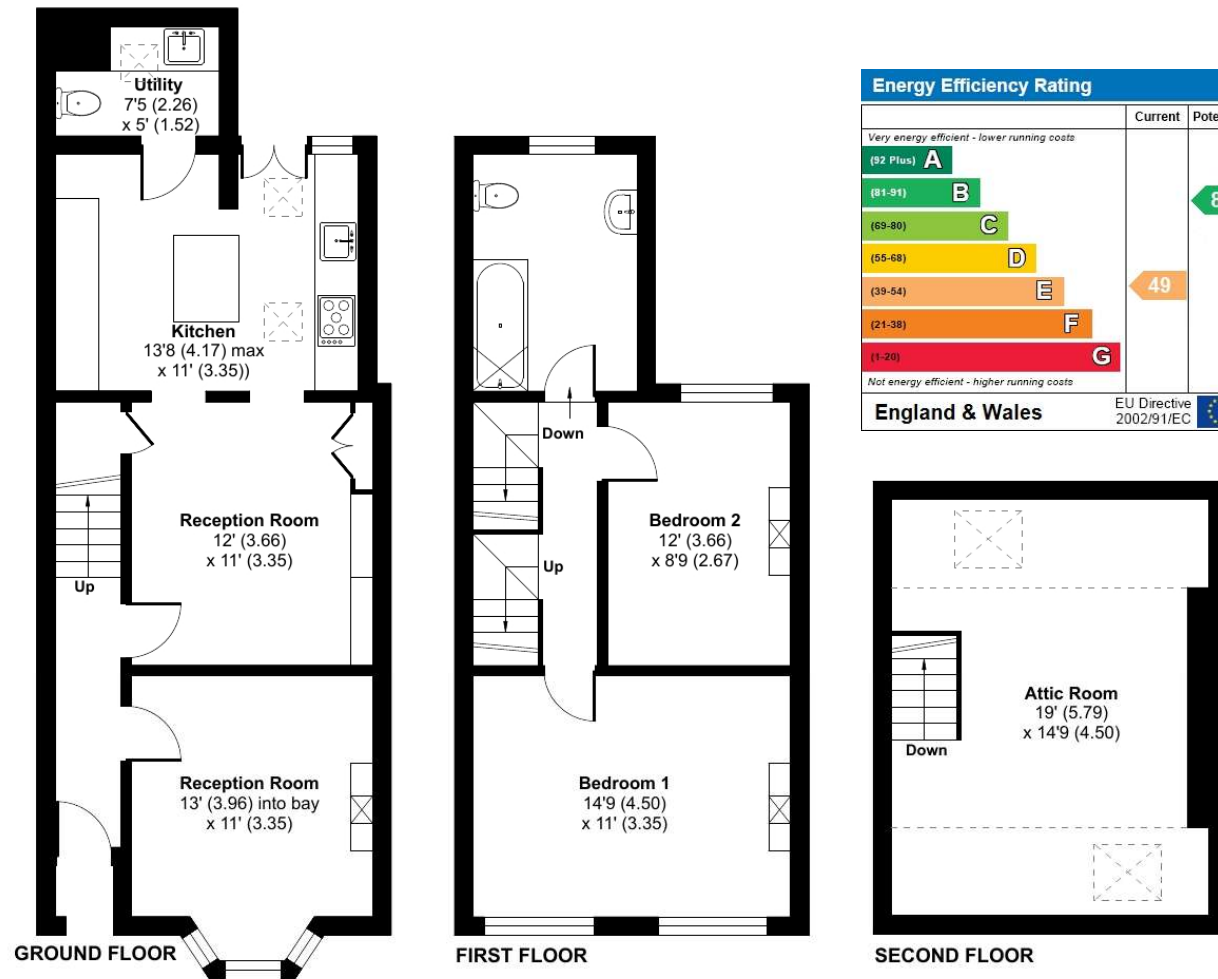
Leave Stroud via the A46 Bath Road, turn left onto Rodbrough Hill, follow the road up for a short distance and turn right into Lower Spillmans Road, the property can be found towards the end on the left hand side.

# Spring Villas, Lower Spillmans, Rodborough, Stroud, GL5



Approximate Area = 1120 sq ft / 104 sq m  
Limited Use Area(s) = 116 sq ft / 10.7 sq m  
Total = 1236 sq ft / 114.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Sawyers Estate Agents. REF: 1220975

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



