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Sales & Lettings

44 Spillmans Road, Rodborough, Stroud,
Gloucestershire, GL5 3LS
Price £345,000

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A charming and much loved three bedroom home, neatly presented and offering modern comforts. Featuring versatile accommodation, a wood burning stove, sun room, established garden with far reaching valley views and off road parking, within walking distance of Stroud town centre and the stunning Rodborough Common.

This generous three bedroom semi detached Victorian home is situated in one of the more popular locations within Rodborough. Neatly presented throughout, the property combines traditional charm with tasteful modern updates, creating a warm and inviting living environment.

Accommodation

Arranged over three floors, the accommodation is both versatile and well proportioned. The lower ground floor features a welcoming sitting room, complete with a wood burner that adds character and comfort. The sitting room opens into a pleasant sun room overlooking the rear garden and out towards the surrounding valleys. A modern kitchen sits to the rear, thoughtfully designed with plenty of storage and work top space, fitted gas hob with electric oven under and filter hood over, sink unit with mixer tap and space for fridge/freezer. You will also find a useful, combined cloakroom/utility with a low level WC, plumbing for washing machine and space for tumble dryer.

The upper floors host three bedrooms and a contemporary bathroom with storage, arranged across the ground and first floors, with the main entrance hall located on the ground floor. The principal bedroom benefits from dual aspect windows which allow for good natural light. Each room is well presented, offering comfortable and flexible living space.

Design and Features

The property showcases tasteful decor throughout, blending its Victorian charm with modern enhancements. Features include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Gardens and Parking

Externally, the property continues to impress. To the front, there is off road parking for convenience along with side access. The rear garden provides a raised decked terrace providing a pleasant spot to sit and enjoy the sunshine and surrounding views.

Timber steps lead down meandering through natural planting and mature shrubs. The established and informal nature of the garden provides an appealing space for those looking to encourage wildlife and enjoy a more natural garden setting.

Location and Lifestyle

Rodborough Common, together with neighbouring Minchinhampton Common, forms part of approximately 600 acres of beautiful common land vested in the National Trust and designated as an Area of Outstanding Natural Beauty. The surrounding landscape offers an abundance of opportunities for outdoor pursuits, including walking, golf and equestrian activities.

The property is also conveniently situated within walking distance of Stroud town centre, with both Stroud and Stonehouse providing an excellent range of shopping facilities, educational establishments, including state, grammar and independent schools, and leisure amenities. Stroud Leisure Centre, several nearby golf courses and a local gliding club further enhance the area`s appeal for those seeking an active lifestyle.

For commuters, Stroud offers a railway station, with direct services to London Paddington taking approximately one hour and forty minutes, making the area an attractive choice for those seeking a balance of countryside living and connectivity.

Material Information

Title Number: GR153934
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: B
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: Very Low
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (14 Mbps) Superfast (72 Mbps) Ultrafast (10000 Mbps)

(This information is subject to change and should be checked by your legal advisor)

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Selling Agent

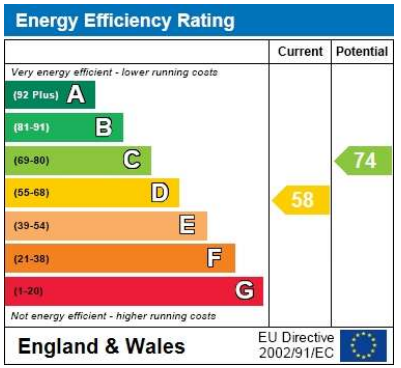
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Directions

For SAT NAV use: GL5 3LS

Leave Stroud via the A46 Bath Road, turn left onto Rodbrough Hill, follow the road up and turn right into Spillmans Road, the property can be found towards the end on the left hand side. (For your first viewing, we recommend parking opposite Spillmans Road in Kings Road and walk to the property).



Approx Gross Internal Area
104 sq m / 1124 sq ft



Lower Ground Floor
Approx 47 sq m / 502 sq ft

Ground Floor
Approx 29 sq m / 312 sq ft

First Floor
Approx 29 sq m / 310 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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