



Dark Lane, Rodborough, Stroud, GL5 3UF

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EXCLUSIVE



## Dark Lane, Rodborough, Stroud, GL5 3UF

Presenting this stunning detached 3 bedroom stone built cottage for sale, located in the highly sought-after location of Rodborough, close to the Common. Offering spectacular views towards Stroud, this stone-built cottage is ideally situated for local schools, cycling routes and the popular Prince Albert public house. The property boasts 3 bedrooms, all of which feature built-in wardrobes. The master bedroom offers an additional luxury with an en-suite, while the second bedroom on the top floor impresses with A-frame wooden timbers and splendid views. Either of the bedrooms could be the master bedroom. The cottage also features 2 charming reception rooms, one of which is equipped with a cosy wood burner, adding even more character to the property. The other reception, the dining room is open-plan with the bespoke kitchen, offering the perfect setting for family gatherings and entertaining guests. There are 2 bathrooms which serve the property, the family bathroom being light and bright with views overlooking Stroud. The outdoor space is equally impressive with a driveway that can accommodate two cars. This property is perfect for first-time buyers, families, second home owners, or those semi-retired. Each element of this house has been carefully considered to provide a unique and comfortable living space. Experience the charm of this house and the beauty of its surroundings.





### Amenities

This stone built cottage is a stone's throw from Rodborough common which leads into Minchinhampton, a Cotswold hilltop market town. Rodborough is approximately a mile from the centre of Stroud town. Stroud has many shops, cafes, restaurants and an award winning farmer's market. It is also served by a mainline Intercity service to London (Paddington) reachable within 90 minutes, which is also accessible from Kemble just outside of Cirencester. The sought after Rodborough Community Primary School is a few minutes walk away, as is Rodborough Playgroup. Schooling in the vicinity includes a selection of well regarded independent, state and grammar schools, including Beaudesert Park prep school. Cirencester, Stroud & Tetbury are readily accessible, and motorway access is available at either Junction 13 of M5 or Junction 15 of the M4.

### Directions

From the Bath Road, turn right into Rodborough Hill. At the Prince Albert junction, take the second exit proceed up the hill past Tabernacle Walk on the right, then left into Dark Lane over the cattle grid. The cottage is along on the left.



### Kitchen Dining Room

A bespoke kitchen dining room with bi-fold doors enabling you to soak up the view! Some exposed walling, a leaded casement window to the rear. Solid wood door to the sitting room, stone tiled flooring, radiator. The kitchen interconnects with the dining area and offers a range of base units with a movable island, double bowl stainless steel sink with drainer, double glazed windows to the front and side. Plumbing for dishwasher, space for a gas range style cooker and space for a fridge freezer.

### Utility

Stone tiled flooring, worktop, plumbing for washing machine and space for other appliances. Gas fired boiler, radiator, exposed stone wall with Velux window and tall ceilings. Walk in cupboard/coat cupboard.

### WC

Comprising a close couple WC, wash basin, radiator, recessed lighting, extractor, display recess, tiled flooring.

### Sitting Room

A characterful room with stone flagstone flooring, display alcove, sealed unit double glazed window to garden and view beyond. Old school style



radiator, disused fire to a stone surround with inset beam. Meter cupboard, exposed beams, opening to a seating area around the wood burner which is set into a stone wall. A second secondary glazed window with deep stone sill. Latched door and staircase to the first floor landing.

### **First Floor Landing**

Doors to master bedroom and bathroom, radiator sealed unit double glazed window with deep sill. Door and staircase to top bedroom.

### **Bathroom**

Comprising a white suite incorporating a WC, wash basin with storage beneath, panelled bath with telephone style taps, shower handset and large mirror over. Sealed unit double glazed window with mirrors either side and a wooden sill, wonderful views towards Stroud. Chrome heated towel rail, tiled floor, recessed lighting.

### **Bedroom 3/Office**

Fitted wardrobe with drawers and hanging space. Cast iron fireplace, radiator, sealed unit double glazed window with deep wooden sill and view beyond.

### **Master Bedroom**

Either bedroom 1 or 2 could be the master bedroom. With a latched door, exposed stone wall, tall radiator, sealed unit double glazed window with view, deep storage cupboard, matching fitted wardrobe. Velux window to the rear, latched door to ensuite.

### **Ensuite**

Comprising: A WC, pedestal basin, Velux window, shaver point, tiled floor, shower cubicle with Mira electric shower. Extractor.

### **Top Floor**

#### **Bedroom 2**

Sealed unit double glazed window with deep sill. Fitted wardrobes, exposed A-frame timbers, mirrored recess, Velux window with view to Stroud, radiator, recessed lights, additional Velux window to the rear.

### **Outside**

#### **Driveway**

There is a driveway adjacent to the cottage providing parking for two cars one behind the other. Gate to garden and front of cottage.



## Garden

A wonderful garden which has been landscaped and enjoying far reaching views towards Stroud. An upper terrace looks over the garden and distant view, gate to driveway, cold water tap. Steps down to a lower level which is laid to stones with summer house incorporating light and power with an adjacent decked area with pergola over. A stepped pathway continues down with a grassed area on the left and greenhouse on the right. Further steps lead to a lower patio with surrounding shingle area and shed/workshop. Access to the rear via a wooden gate.

## Council Tax Band

Band D

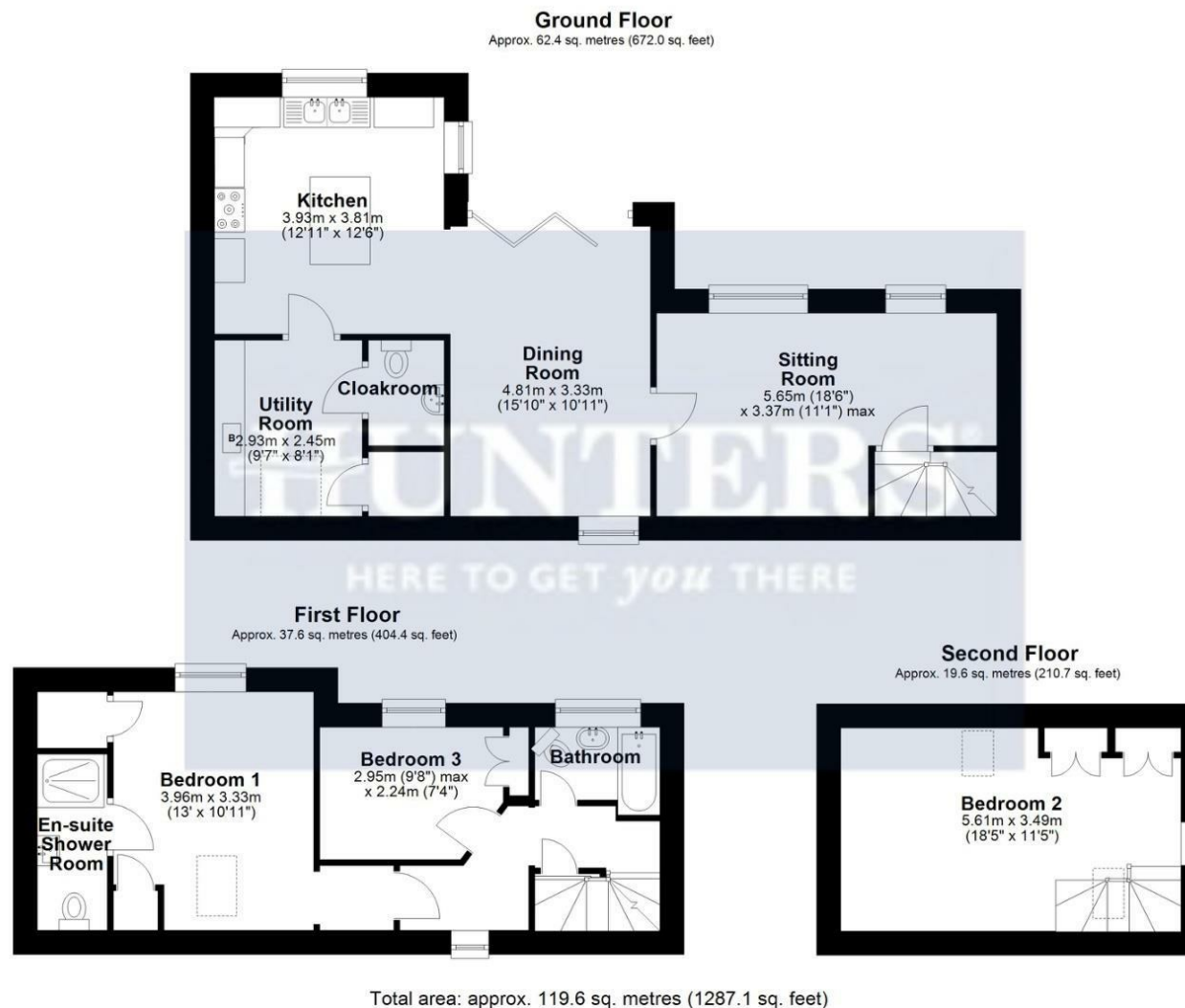
## Tenure

Freehold

## Social Media

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>82</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stroud -  
01453 764912 <https://www.hunters.com>

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