

ZION COTTAGE, OFF LITTLE LONDON ROAD

RODBOROUGH
GLOUCESTERSHIRE



THIS CHARMING SEMI-DETACHED GRADE II LISTED HOME, BELIEVED TO DATE BACK TO 1815 IS A TRUE HIDDEN GEM. NOW IN NEED OF MODERNISATION, THE PROPERTY OCCUPIES A SOUGHT AFTER LOCATION ON THE EDGE OF RODBOROUGH COMMON.

Entrance porch, Sitting Room, Dining Room, Kitchen, Ground Floor Shower Room, 3 Bedrooms, Terraced Gardens, Views. NO ONWARD CHAIN.

PRICE GUIDE £325,000

DESCRIPTION

This charming semi-detached Grade II Listed home, believed to date back to 1815 has been much loved by the same family for over 50 years. A true hidden gem, Zion Cottage offers untouched charm with a lovely history. Now in need of modernisation, the property sits on the slopes of Rodborough Common, neighbouring acres of National Trust Common land. Traditionally the cottage would have been two, if not three, separate dwellings that have been joined together to offer a welcoming environment with three double bedrooms, two reception rooms, terraced gardens and fabulous far-reaching views.

Within the property there are some fabulous features including a traditional stove, exposed Cotswold Stone, Beams, and some wooden flooring.

Terraced gardens are located to the front of the house with various seating areas from which to enjoy the view, interspersed with a variety of shrubs.

Zion Cottage sits on a quiet lane just below Rodborough Common, one of the three National Trust Commons in the area giving access to numerous excellent walks. The property is within striking distance of the popular Prince Albert pub on Rodborough Hill. For keen golfers, there are 3 golf courses in the area.

Stroud centre is also within easy reach where an award-winning Farmers' Market is held every Saturday. Recreational facilities include a leisure centre, and a main line railway station bringing London to within 90 minutes travelling time. The main centres of Cirencester, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

DIRECTIONS

From our Stroud office, take the A46 Bath road out of town towards Nailsworth and after a short distance turn left up Rodborough Hill before The Clothiers Arms. Follow the road up the hill towards Rodborough Common and after the cattle grid take the turn right and right again taking the top lane (above Tabernacle Walk). Continue for a short distance where you will find a lay-by on the right hand side. Park here and walk down the footpath to the property.

AGENT'S NOTE

Access to the property is via a stepped private foot path which may be unsuitable for viewers with mobility issues.

TENURE

Freehold

EPC

Exempt as Grade II Listed

SERVICES

Electric heating, mains water and mains drainage are believed to be connected to the property.

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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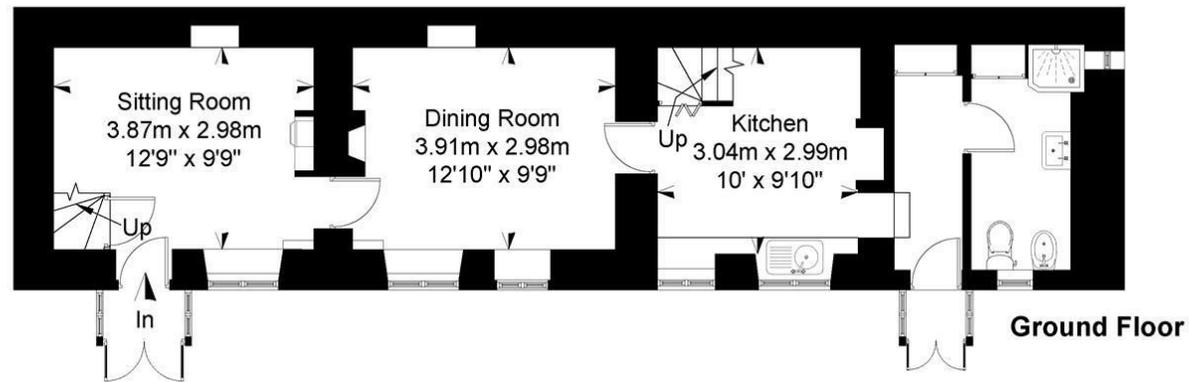
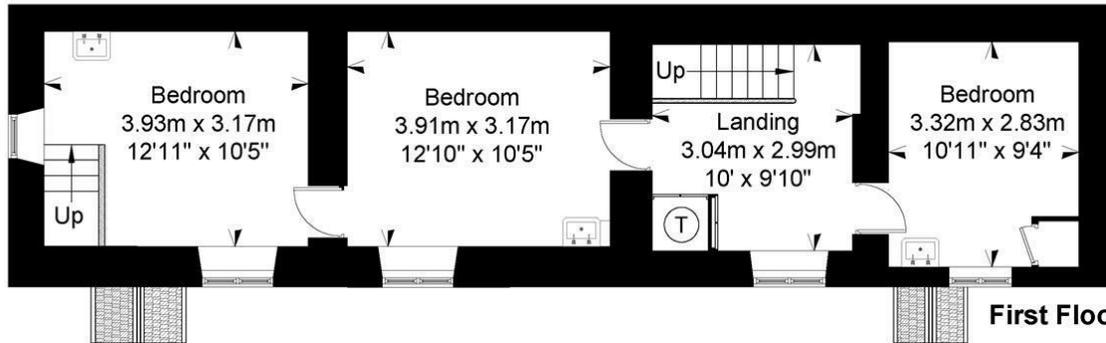
Zion Cottage, Tabernacle Walk, Rodborough, Gloucestershire

House Approximate IPMS2 Floor Area 98 sq metres / 1055 sq feet

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard



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