

# EASTAWAY

## RODBOROUGH COMMON

# Eastaway, Rodborough Common, Stroud, Gloucestershire, GL5 5DA

**A UNIQUE DETACHED PROPERTY OFFERING ADAPTABLE AND SPACIOUS ACCOMMODATION, SITUATED IN AN ELEVATED SOUTH WEST FACING POSITION AND COMMANDING SUPERB FAR REACHING VIEWS.**

**Entrance Porch, Reception Hall, Sitting Room, Dining Room, Study/Bedroom 4, Kitchen, Conservatory, Cloakroom, 3 further Bedrooms, 2 Bathrooms, Garage/Workshop with purpose built Home Office over, large Studio/Workshop, good size Gardens and ample Parking.**

**GUIDE PRICE £925,000**

## **DESCRIPTION**

This attractive detached house offers a unique opportunity for those seeking space and versatility. Situated in a South West facing elevated position, the property boasts superb far reaching views and is positioned a short walk from both Minchinhampton and Rodborough Commons,

As you step inside from the porch, you will be greeted by spacious and adaptable accommodation. The bulk of the accommodation is on the ground floor. A large sitting room with the conservatory off takes full advantage of the view, as does the dining room and ground floor bedroom. The kitchen, study or bedroom four, bathroom and separate cloakroom are also on this level. The first floor is home to two further bedrooms and a second bathroom.

Outside, the good size gardens are laid mainly to the south west side, benefiting from the lovely views. The purpose-built home office provides a dedicated space for remote work, ensuring productivity and comfort. Additionally, the large studio/workshop offers endless possibilities for creative pursuits or hobbies. Whether you're looking to relax in the peaceful surroundings or unleash your creativity in the studio, this property offers great potential.

## **DIRECTIONS**

The property is most easily found by leaving our office in Minchinhampton via West End and into Windmill Road. Continue out onto the common and the junction (Tom Longs Post), turn right and then left towards Stroud. After passing the left hand turn to Amberley, Eastaway can be found on the left hand side, opposite the entrance to Bownham Park.

## **LOCATION**

Eastaway is located in an enviable position on the edge of Rodborough and Minchinhampton Commons, a wonderful expanse which together, makes up over 600 acres of National Trust land. With wonderful walks literally on your doorstep, Minchinhampton Common is also home to a popular golf course. The market towns of Stroud, Nailsworth and Minchinhampton, are all close by, offering a great choice of

amenities and several major supermarkets in nearby Stroud. Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as doctor and dental surgeries and local stores. Excellent schools are a key draw to the area, with several sought after grammar schools in Stroud, Gloucester and Cheltenham as well as popular primary schools in both Amberley and Minchinhampton, both walking distance across the common. There is also a good choice of schools in the private sector, including Beaudesert Park, just a short walk from the property.

Eastaway is circa 2 hours drive from London or 90 minutes by train from nearby Stroud Station and all the main towns and cities of the region are within commuting distance with easy access to the M5 motorway. Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 17 miles, Stroud Railway Station - 3.5 miles, Cheltenham (centre) - 17 miles, Bristol Temple Meads - 33.5 miles Distances are approximate.

## **TENURE**

**Freehold**

## **EPC**

**EER: Current 46 / Potential 78**

**SERVICES** All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band F - £ 3208.87. Ofcom checker: Broadband - standard 15 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

**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**

**IMPORTANT NOTICE:** Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



## Eastaway, Rodborough Common, Gloucestershire

### Approximate IPMS2 Floor Area

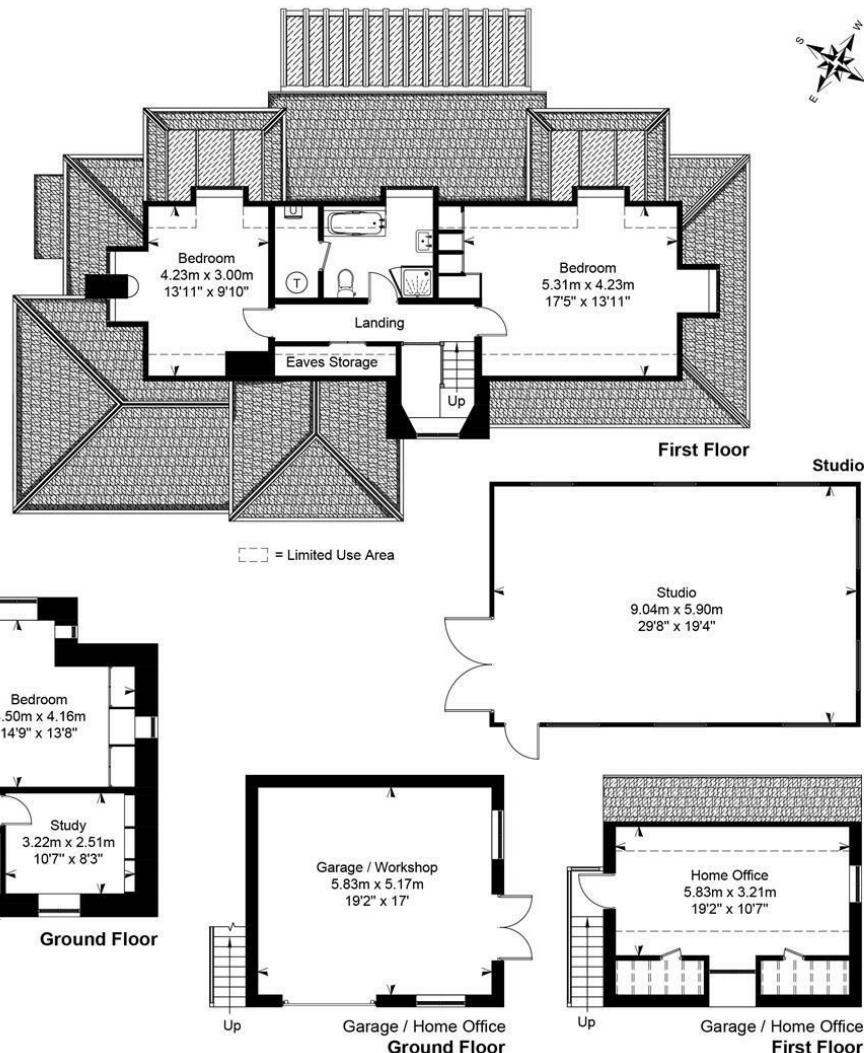
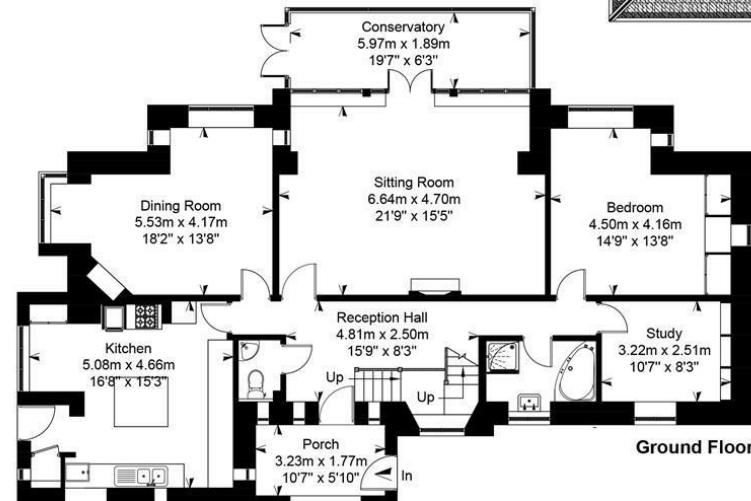
House	205 sq metres / 2207 sq feet
Garage / Home Office	53 sq metres / 570 sq feet
Studio	53 sq metres / 570 sq feet
Total (Includes House Limited Use Area (Includes Home Office Limited Use Area	311 sq metres / 3347 sq feet 11 sq metres / 118 sq feet 12 sq metres / 129 sq feet

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Job No SP3512

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

Outbuildings  
Not Shown In Actual Location Or Orientation



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