

BRYMAUR
RODBOROUGH
GLOUCESTERSHIRE



Brymaur, Church Place, Rodborough, Stroud, Gloucestershire, GL5 3NF

LOCATED IN THE SOUGHT AFTER AREA OF CHURCH PLACE, RODBOROUGH, THIS DETACHED BUNGALOW OFFERS WRAP AROUND GARDENS, GARAGE AND GATED OFF STREET PARKING FOR MULTIPLE VEHICLES

Kitchen/Breakfast Room, Sitting Room, Conservatory with views, 3 Bedrooms, Wet Room, Gardens, Garaging, Parking. No Onward Chain.

PRICE GUIDE £695,000

DESCRIPTION

Located in the sought after area of Rodborough, this detached bungalow has arguably one of the best positions in the vicinity. The manicured wrap around gardens, with impressive kitchen garden, have been meticulously maintained and offer scope for further extension (subject to the necessary consents). Furthermore, and a rarity for the area, Brymaur offers gated off street parking for numerous vehicles together with a double garage (accessed off Spillmans Road). The property was re-named 'Brymaur' when the previous owners Bryan and Susan, who were newly married, purchased the property which has been in the same family since 1955.

As illustrated on the floor plan the accommodation currently comprises; kitchen/breakfast room, sitting room, conservatory with fine views, 3 bedrooms and a wet room. The gardens are encompassed by a range of fencing and hedging with an enviable kitchen garden, sociable seating areas and a variety of mature shrubs and trees.

DIRECTIONS

The property is most easily found by leaving Stroud in the direction of Nailsworth on the A46. Take the first left up Rodborough Hill and take the right hand turning into Spillmans Road.

Continue along to the very end of the road where you will find the parking for Brymaur behind the five bar gate.

LOCATION

Rodborough is one of the most popular locations around Stroud with Church Place, a real hidden gem, yet right in the heart of its community. The village lies on the slopes that lead to 100s of acres of National Trust land known as Rodborough Common where people come from miles to sample the lovely Winstones Ice cream as they watch the various breeds of cattle and wild horses meander around them. Well known as a friendly and inclusive community, the village has a popular primary school and a pub serving real ale. The property is within walking distance to Stroud, a thriving local town with award winning weekly Farmers' Market and a range of recreational facilities. It is also only 90 minutes into London Paddington from Stroud station and approximately 2 hours by road.

TENURE Freehold

EPC EER: Current 50 / Potential 84

SERVICES All mains services are believed to be connected to the property. Gas central heating. Stroud District Council, Band D

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

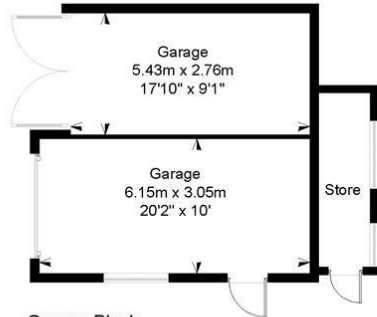
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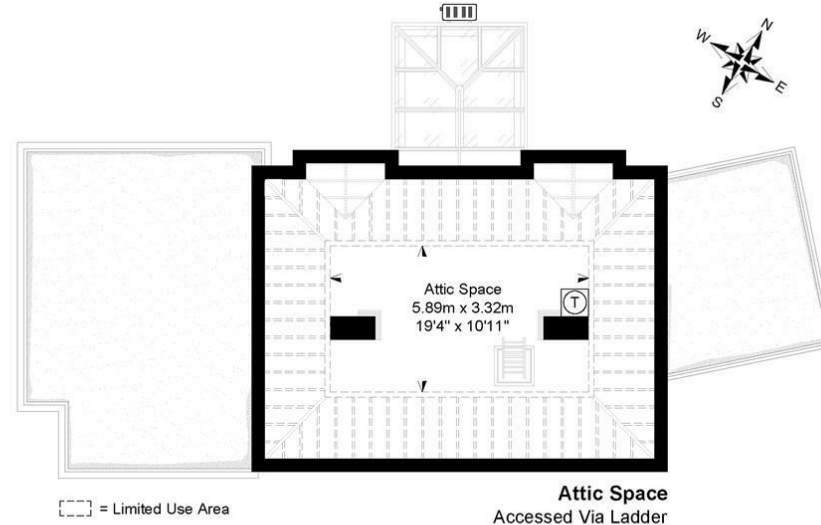
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Approximate IPMS2 Floor Area
 House 99 sq metres / 1065 sq feet
 Attic Space 58 sq metres / 624 sq feet
 Store 12 sq metres / 129 sq feet
 Garage Block 39 sq metres / 420 sq feet

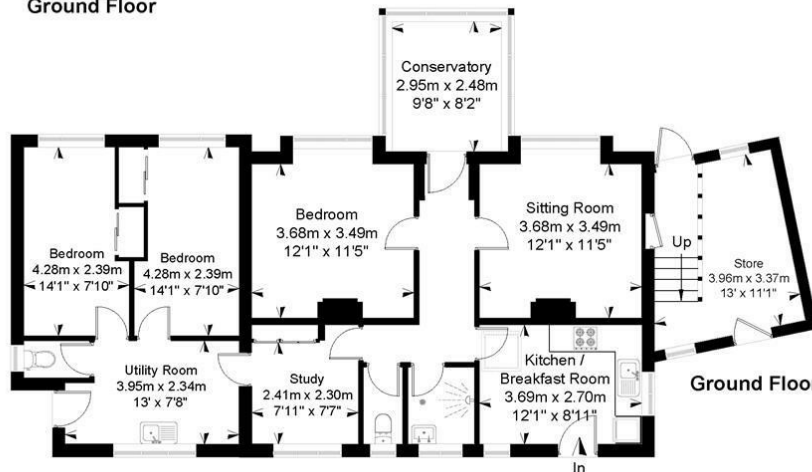
Total 208 sq metres / 2238 sq feet
 (Includes Attic Space Limited Use Area 38 sq metres / 409 sq feet)



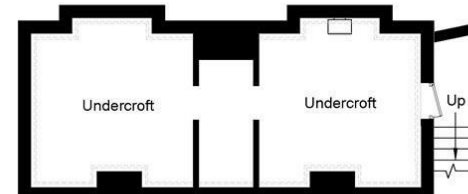
**Garage Block
Ground Floor**



**Attic Space
Accessed Via Ladder**



Ground Floor



**Outbuildings
Not Shown In Actual Location Or Orientation**

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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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