



BANKSIDE, 36 · BOWNHAM PARK · RODBOROUGH COMMON · STROUD

**MURRAYS**  
SALES & LETTINGS

BANKSIDE, 36 BOWNHAM  
PARK  
RODBOROUGH COMMON  
STROUD

A stylish and light-filled family home in a prime edge-of-Common setting, offering versatile living, private balconies, and beautifully landscaped gardens.

**BEDROOMS: 5**

**BATHROOMS: 3**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £885,000**

## FEATURES

- Popular Location
- Flexible Living
- Beautifully Designed Gardens
- Private Parking for Multiple Cars
- Garage
- 5 Bedrooms
- 3 Bathrooms
- 2/3 reception rooms
- Balcony
- Roof Terrace



## DESCRIPTION

Bankside, 36 Bownham Park is a thoughtfully designed family home which has been extended by the current owners to provide additional bedroom/ office space. Ideally positioned on the fringes of Minchinhampton Common, one of the area's most desirable settings. Offering generous and versatile accommodation, the property is flooded with natural light thanks to its expansive glazing, while the beautifully landscaped gardens and ample parking further enhance its appeal.

The property is entered via a spacious and welcoming hallway, leading through to an impressive open-plan living and dining area. With high ceilings and a wonderful sense of volume, this space is perfectly suited to both everyday living and entertaining. The kitchen is well-appointed, offering an excellent range of worktops and storage, complemented by a south-facing aspect that ensures a bright and airy feel throughout the day.

Arranged over split levels, the accommodation is both flexible and well-balanced. The first floor hosts a superb sitting room with large glazed doors opening onto a private balcony, an ideal spot to enjoy the surrounding outlook. A further reception room provides the perfect space for a home office or playroom. This level also includes two well-proportioned double bedrooms, a family bathroom, and access to an additional spacious roof terrace, ideal for summer evenings.

On the lower ground floor, the principal bedroom suite is particularly impressive, featuring generous proportions, extensive built-in storage,

and a dedicated dressing area. Two further bedrooms, a separate shower room plus a family bathroom complete this level, along with internal access to the integral garage, which is currently arranged as a useful workshop and home gym.

Externally, the property continues to impress. There is off-road parking for multiple vehicles plus a handy car port, while the gardens have been expertly designed to create a private and tranquil outdoor space. A variety of established planting ensures colour and interest throughout the seasons, making this a truly special setting for both relaxation and entertaining.





## DIRECTIONS

36 Bownham Park is most easily found by leaving our Stroud office heading along Bath Road for roughly two miles, bear left onto Bear Hill and follow to the top. At the T junction, turn right past the Bear of Rodborough then take a left onto Bownham Park. Upon entering Bownham Park turn right, then take the first left and the property can be found shortly at the end of the cul-de-sac on the right hand side.

## LOCATION

Bownham Park is a prestigious private development of individual houses in a fabulous location on Rodborough Common.

Offering over 600 acres of glorious National Trust land, the common also plays host to a popular golf course. The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and pubs as well as local shops. The Bear Inn is within walking distance of 36 Bownham Park, as is Winstones Ice Cream, the Cotswolds' famous ice cream factory and shop. Nearby Stroud has several major supermarkets, as well as a cinema and award winning Farmers Market.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Stroud, Gloucester and Cheltenham all have sought after grammar schools and in the private sector, Beadesert Park school is only a short walk away, across the common.

London is circa 2 hours by road or 90 minutes from Stroud mainline station and the M5 is also easily accessible (circa 15 minutes drive from Bownham Park).

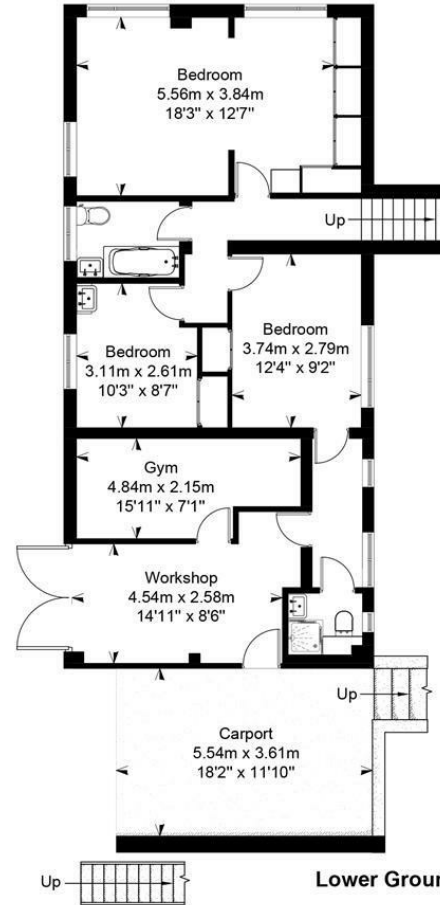


**36 Bownham Park, Rodborough Common, Stroud, Gloucestershire**

Approximate IPMS2 Floor Area  
 House 185 sq metres / 1991 sq feet  
 Gym / Workshop 23 sq metres / 248 sq feet  
 Total 208 sq metres / 2239 sq feet



**Ground Floor**



**Lower Ground Floor**

Simply Plans Ltd © 2026  
 07890 327 241  
 Job No SP4041  
 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

**MURRAYS**  
 SALES & LETTINGS

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**TENURE**  
 Freehold  
**EPC**  
 D  
**SERVICES**  
 Mains electricity, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F (£3523.58 2026/27). Ofcom Checker: Broadband Superfast 62Mbps. Mobile Coverage EE/Vodafone/3/O2 all likely.

**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

For more information or to book a viewing please call our Stroud office on 01453 755552