



12 · ARUNDEL DRIVE · RODBOROUGH · STROUD

**MURRAYS**  
SALES & LETTINGS



12 ARUNDEL DRIVE  
RODBOROUGH  
STROUD  
GL5 3SH

Offered to the market chain free. A well-presented and spacious family home in a sought-after location, close to town and surrounded by countryside. Features include a modern kitchen, flexible living space with up to four bedrooms, updated heating and electrics, a sunny terraced garden with valley views, and ample off-road parking. Ideal for families seeking comfort and convenience in a scenic setting.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £350,000**

## FEATURES

- Spacious Family Home
- Sought-After Location
- Recently Renovated Kitchen
- Flexible Living Space
- Modern Family Bathroom
- Heat Pump Heating System
- Sunny Terraced Garden
- Stunning Valley Views
- Ample Off-Road Parking
- Walking Distance To Town Centre



## DESCRIPTION

Situated in a sought-after residential area with excellent access to the town centre, 12 Arundel Drive offers an ideal setting for family life, surrounded by open fields and green spaces perfect for countryside walks and nature exploration.

This well-presented home features a recently renovated kitchen and a spacious rear lounge/dining area, ideal for modern living and entertaining. In addition, there's a versatile second reception room which could also serve as a fourth bedroom, home office, or playroom.

Upstairs, the generous principal bedroom enjoys far-reaching valley views to the front. Two further well-proportioned bedrooms and a stylishly updated family bathroom complete the first floor.

The property has benefited from significant improvements, including an upgraded heat pump heating system and updated electrics, providing comfort and peace of mind.

Outside, the terraced rear garden enjoys a sunny aspect and lovely views across the valley. To the front, there is ample off-road parking for multiple vehicles, as well as convenient undercroft storage.

An ideal home for families or those seeking flexible living space in a well-connected yet scenic location.







## 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. Take the second left hand turn into Kings Road, follow the road to the bottom and turn right on Arundel Drive, the property can be found on the right hand side.

## LOCATION

The location of Arundel Drive is one of its key attributes. In a fabulous elevated position, the home benefits from the best of all worlds with breath-taking views across the Stroud Valley whilst still being just a short walk into the town centre. Stroud benefits from many amenities with several leading supermarkets, including Waitrose, fitness facilities, cinema and award winning Saturday Farmers' Market. The market towns of Nailsworth and Minchinhampton are also within easy reach of Arundel Drive, offering a host of independent retailers, restaurants and coffee shops.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. There are several sought after grammar schools in Stroud, Gloucester and Cheltenham and Beaudesert Park, in the private sector, is within easy reach.

Arundel Drive is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station (a 5 minute drive), or Kemble Station (circa 75 mins into London). The M4 and M5 motorways are both easily accessible. Stroud Railway Station - (1.8 miles) - Kemble Railway Station (12 miles) - Cirencester (11 miles) - M5 Motorway junction 13 (8 miles) - M4 Motorway junction 18 (27 miles). Distances and times are approximate.



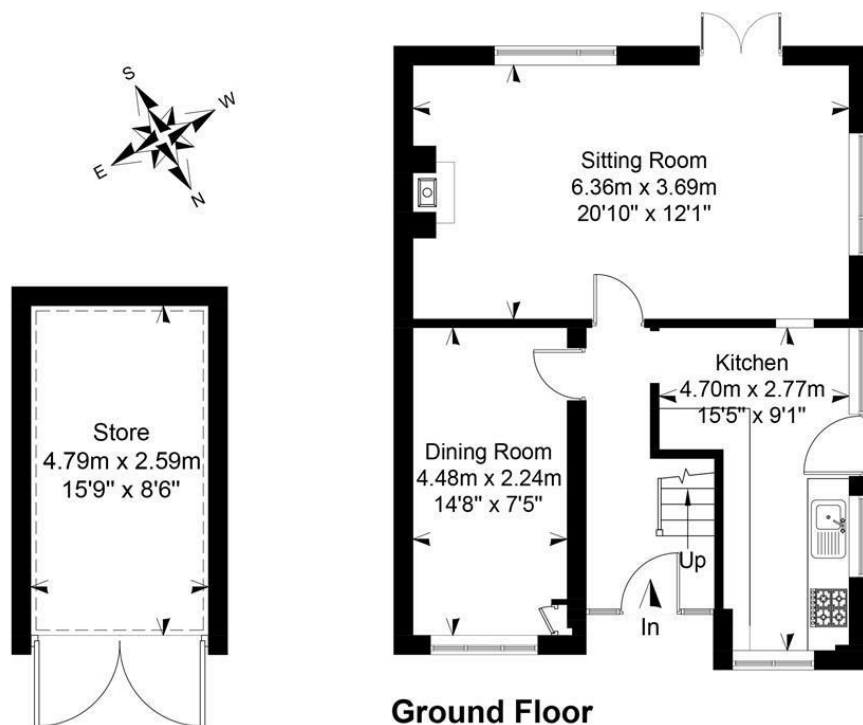


## 12 Arundel Drive, Rodborough, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 99 sq metres / 1066 sq feet  
Store 12 sq metres / 129 sq feet

Total 111 sq metres / 1195 sq feet  
(Includes Limited Use Area) 21 sq metres / 226 sq feet

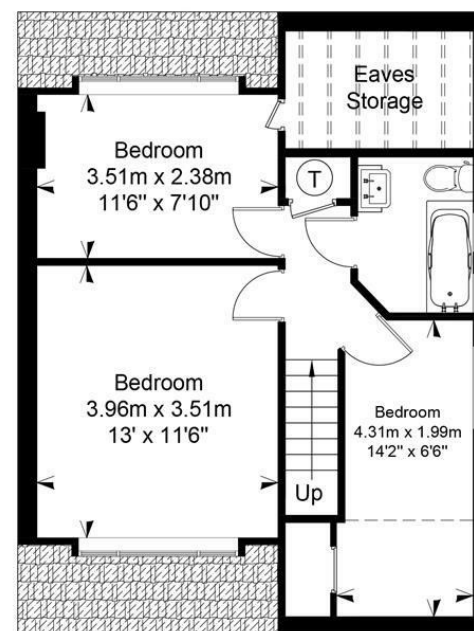


Ground Floor

### Lower Ground Floor

Outbuilding  
Not Shown In Actual Location Or Orientation

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07890 327 241  
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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



First Floor

--- = Limited Use Area

**MURRAYS**  
SALES & LETTINGS

### Stroud

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3 King Street, Stroud GL5 3BS

### Painswick

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The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

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3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

D

### SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas CH. Stroud District Council Tax Band C (£2066.73 2025/26). Ofcom Checker: Broadband Ultrafast 1000Mbps. Mobile Coverage EE / Three / Vodafone / O2 all good.

## 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