

HARTLEY · PRIVATE ROAD
RODBOROUGH COMMON · STROUD



MURRAYS
SALES & LETTINGS



HARTLEY · PRIVATE ROAD ·
RODBOROUGH COMMON ·
STROUD · GL5 5BT

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 4

GUIDE PRICE £1,850,000

- Exceptional Far-reaching Views
- Located on an Exclusive Private Road
- Beautifully Presented
- Double Garage
- Direct Access to National Trust Commonland
- Substantial Family Home
- Magnificent Landscaped Garden
- Spacious and Light-filled Rooms
- Driveway Parking

In a truly exceptional location with magnificent far-reaching views, Hartley offers a substantial and stylishly presented family home with light-filled rooms and a beautifully landscaped garden, located on an exclusive private road

Description

Hartley offers a substantial and light-filled family home in a spectacular location. The home has been thoughtfully designed to maximise the far-reaching views and create plentiful natural light.

Opening to a large reception hall, the home is both impressive and welcoming in equal measure.

The kitchen is the heart of the home and a real statement room with double doors and large windows opening to the far-reaching views. A cream Aga creates a warming focal point and fitted units provide ample discreet storage. There is room for a large dining table and sofa, ideal for family suppers and informal entertaining.

A separate dining room for more formal hosting sits adjacent to the kitchen and is

ideally placed to reconfigure and link with the kitchen to create an even larger open-plan kitchen/living area.

The main reception is a wonderful space for year-round hosting with a woodburning stove for the colder months and two sets of double doors opening to the patio and garden for the warmer months.

A snug/TV room overlooking the driveway, provides a useful second reception, with access to the garage.

A large utility room is ideal for hiding laundry and there is a boot room for muddy boots and country paraphernalia. A cloakroom completes the ground floor.

Five bedrooms are located on the first floor, the three front facing rooms all benefitting from exceptional far-reaching views. The principal and guest suites both benefit from

large en-suites and walk-in dressing rooms and bedroom three is also en-suite. A family bathroom services the two front-facing bedrooms.

Garden and Grounds

Hartley's garden is truly exquisite. Totalling just under an acre, the garden comprises a thoughtfully choreographed combination of manicured topiary, level and gently sloping lawns and woodland along with strategically placed lighting to allow the garden to also be enjoyed by night.

Hidden behind the house, the garden opens to sensational far-reaching views, creating a magnificent backdrop.

A patio runs along the rear of the house, ideal for summer entertaining and relaxing, with a pretty water feature and pond. Formal box topiary creates interest along with well-established planting and dry stone

walling.

Steps lead down to a large level lawn neatly framed with yew hedging. A further gently sloping lawn consigned for wild flowers leads off the main lawn, with a hedge running along the boundary between the garden and the National Trust land beyond. A garden gate gives direct access to the common.

A pretty wooded area with meandering paths is set to the side of the garden with well-established trees and woodland plants. An oak pergola frames the side of the house.

Gated driveway parking for several cars is set to the front of the property along with a double garage.



Location

The location of Hartley is truly exceptional. Located off the exclusive Private Road on Rodborough Common, the home offers breathtakingly magnificent views.

The property has direct access to National Trust common land via a gate at the bottom of the garden, giving access to Rodborough Common and Minchinhampton Common only a short walk away.

Private Road is within easy reach of several charming market towns, including Minchinhampton, Stroud and Nailsworth.

Minchinhampton is a quintessential Cotswold town offering a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is a short drive away and there are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham. In the private sector, Beaudesert Park in Minchinhampton, Westonbirt School in Tetbury and Wycliffe in Stonehouse are all within an easy commute, along with several top public schools in Cheltenham.

Stroud is less than a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



Directions

From our Minchinhampton office head towards the Market Square and out of the town. Turn left onto the Cirencester Road and follow the road across the common for circa one mile, passing The Bear pub on your left. Take the second left shortly after The Bear and the entrance to Private Road will be found on the left hand side. The gated access to Hartley is circa 200 yards along Private Road on the left hand side.





MURRAYS

SALES & LETTINGS

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Minchinhampton

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Mayfair

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



TENURE

Freehold

EPC

C

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band G, £4065.66. Ofcom Checker: Broadband, Standard 11 Mbps, Superfast 39 Mbps. Mobile, O2, inside, O2, Three & EE outside.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Hartley, Private Road, Rodborough Common, Stroud, Gloucestershire

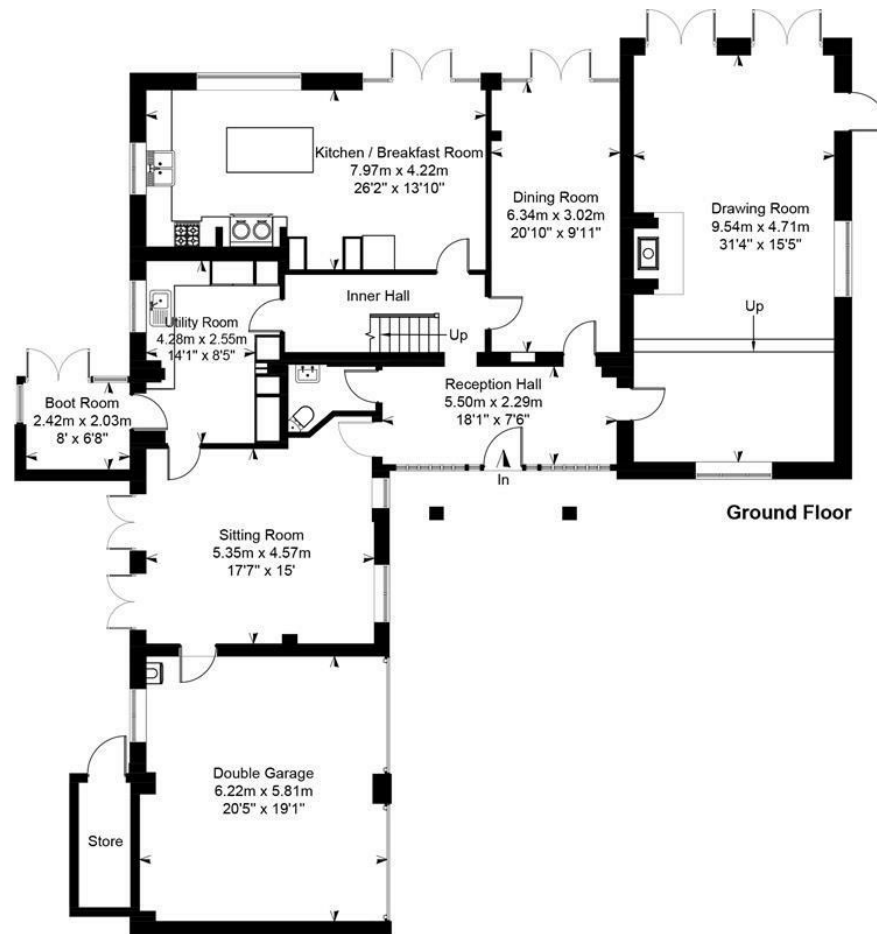
Approximate IPMS2 Floor Area

House	361 sq metres / 3885 sq feet
Garage	35 sq metres / 377 sq feet
Store	3 sq metres / 32 sq feet

Total	399 sq metres / 4294 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet



[] = Limited Use Area



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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

SUBJECT TO CONTRACT

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