

27 BOWNHAM MEAD
RODBOROUGH COMMON



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STROUD
GL5 5DZ

A detached 4 bedroom family home on a larger than normal plot with wonderful views in a private and quiet location on Rodborough Common with potential to extend.

BEDROOMS: 4

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £795,000

FEATURES

- Detached Family Home
- Larger than Normal Plot of 0.4 acres
- Sought After Quiet Location
- Direct Access to Common
- Driveway with parking for several cars
- Double Garage
- Valley Views
- Pretty Rear Garden
- Extension potential - planning granted in 2020, now lapsed, to link the garage to the house and convert it to create a kitchen and dining area
- Stoud District Council planning ref - S.20/0428/HHOLD



DESCRIPTION

Located towards the end of a private road popular with families is this well proportioned, detached home. A generous driveway providing off-street parking for several cars is located in front of the detached double garage immediately adjacent to the house.

The front door leads into a hallway that has been opened up to flow through to the dining room offering a light filled and welcoming space. Off this room is the dual aspect sitting room running the width of the property with double doors leading to a raised patio area. There is also a galley kitchen, with side access, overlooking the garden and a guest WC. Upstairs are four double bedrooms and a family shower room.

The rear garden is a particularly special feature of this property. Far larger than normal with a property of this size in Bownham Mead, it is an unexpected delight. A path leads through the different levels and areas including a large patio, lawns, pond, wild flower area and woodland, all taking full advantage of the views beyond. At the bottom of the garden is bordered with a Cotswold stone wall with private gated access to the Common.

The size of this plot gives a new buyer several options to comfortably extend the existing accommodation to create a substantial family home (subject to the necessary planning permissions. Some previous planning was granted but now lapsed).





DIRECTIONS

27 Bownham Mead is most easily found by leaving our Minchinhampton office via West End into Windmill Road and out onto the common. Turn right and immediately left heading towards Stroud. After approximately half a mile and just before the Bear of Rodborough Inn, turn right over the cattle grid into Bownham Mead. Continue ahead keeping right and towards the end of this road the house can be found on your left hand side.

LOCATION

Bownham Mead is a select private development located with the Cotswold Area of Outstanding Natural Beauty between Rodborough and Minchinhampton Commons, and over 650 acres of glorious National Trust land playing host to a popular golf course.

Bownham Mead is especially popular with families as it is within easy reach of a whole variety of good schools, both in the state, grammar and private sectors.

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. Closer, both The Bear of Rodborough Inn and locally famous Winstones Ice Cream Factory are within a short walking distance. Nearby Stroud has several major supermarkets including a Waitrose as well as a recently renovated shopping/cinema complex with food hall and leisure centre.

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).

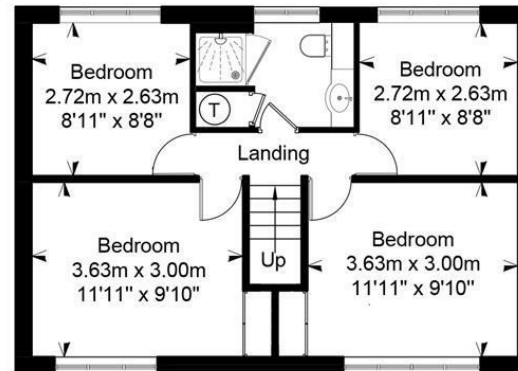


27 Bownham Mead, Rodborough Common, Stroud, Gloucestershire

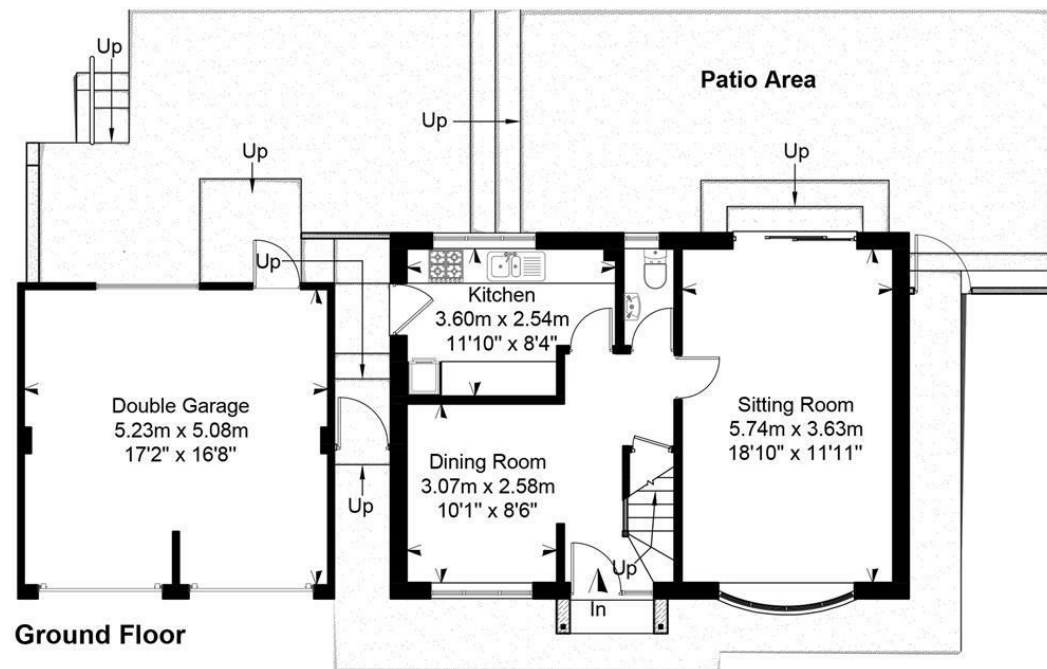
Approximate IPMS2 Floor Area

House 96 sq metres / 1033 sq feet
Garage 26 sq metres / 280 sq feet

Total 122 sq metres / 1313 sq feet



First Floor



Ground Floor

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07890 327 241

Job No SP3797

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

MURRAY'S

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Painswick GL6 6XH

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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

C

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band E - £2,841.77. Ofcom Checker: Broadband - standard 12 Mbps superfast 40 Mbps, Mobile Networks - all likely

SUBJECT TO CONTRACT

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