



77 BOWNHAM PARK · RODBOROUGH COMMON

MURRAYS
SALES & LETTINGS

77 BOWNHAM PARK
RODBOROUGH COMMON
STROUD
GL5 5BZ

A four bedroom detached home, surrounded by woodland in a peaceful location backing onto National Trust Common land, with over half an acre acres of grounds and an exceptional open-plan kitchen/dining/living room.

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £900,000

FEATURES

- Unique Detached Property
- Open-plan Living
- Separate Studio/Annexe
- Treelined driveway and off-street parking
- Double Garage and Workshop
- South Facing Sun Terrace
- Direct gated access to The Common
- Sought After Location
- Private Road



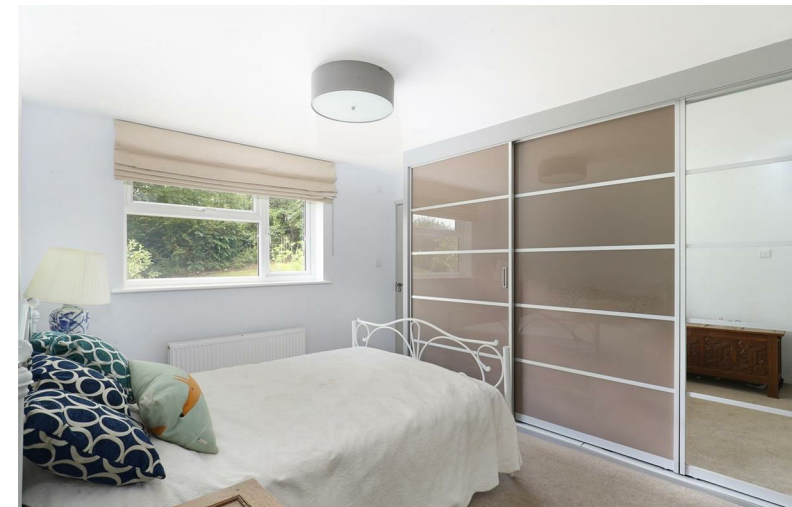
DESCRIPTION

Hidden amongst the greenery on a plot measuring just over half an acre is this modern 4 bedroom family home. The accommodation is spacious and light offering open plan and flexible living spaces.

From the driveway, steps lead up to the front porch and entrance hall beyond. Off this, to the front of the property is a wonderful modern open-plan kitchen/dining/sitting room. With an Italian-designed kitchen, wood burning stove and double doors to both the roof terrace and sun room this area serves as the heart of the home. Patio doors from the sun room also open onto the south-facing roof terrace enabling these three spaces to create one free-flowing living area with panoramic views throughout. Off the kitchen is a useful utility room leading through to a private and quiet home office overlooking the rear garden.

To the rear of the property is the principal bedroom suite with dressing area full of storage and an en-suite bathroom. From this room, double doors lead down a few small steps to the garden. There are two further double bedrooms one with an en-suite bathroom, as well as a separate guest WC.

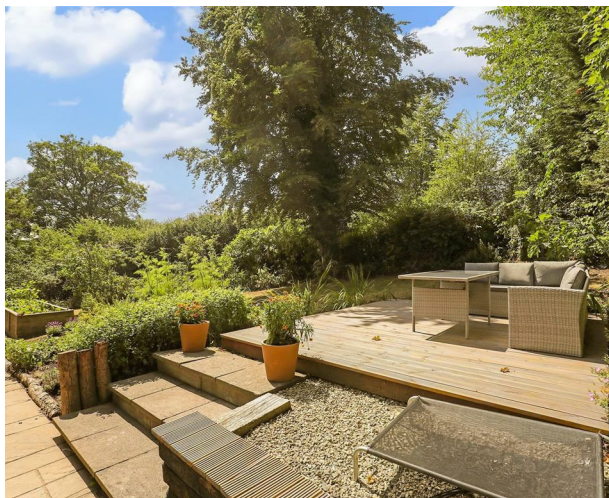
The lower level of the property is accessed via either steps down from the sunroom or via it's own separate side entrance. Currently set up as a self-contained studio it is perfect for multi-generational living or to provide additional rental income.



The house sits towards the rear of it's plot with a long front driveway through a charming wooded area giving the property a lovely sense of seclusion and privacy. There are two additional outbuildings at the top of the drive adjacent to the main house, one a large double garage and the second a workshop.

Gardens surround the property with a terrace, a decked seating area, raised beds, mature shrubs and fruit trees enclosed by woodland. There is also direct gated access to Minchinhampton Common.





DIRECTIONS

Bownham Park 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 Inn, turn right over the cattle grid into Bownham Park. Turn right at the T junction and No.77 will be found on the right hand side.

LOCATION

Bownham Park is a prestigious private development of individual houses in a fabulous location on Rodborough Common. The common offers over 600 acres of glorious National Trust land and also plays host to a popular golf course.

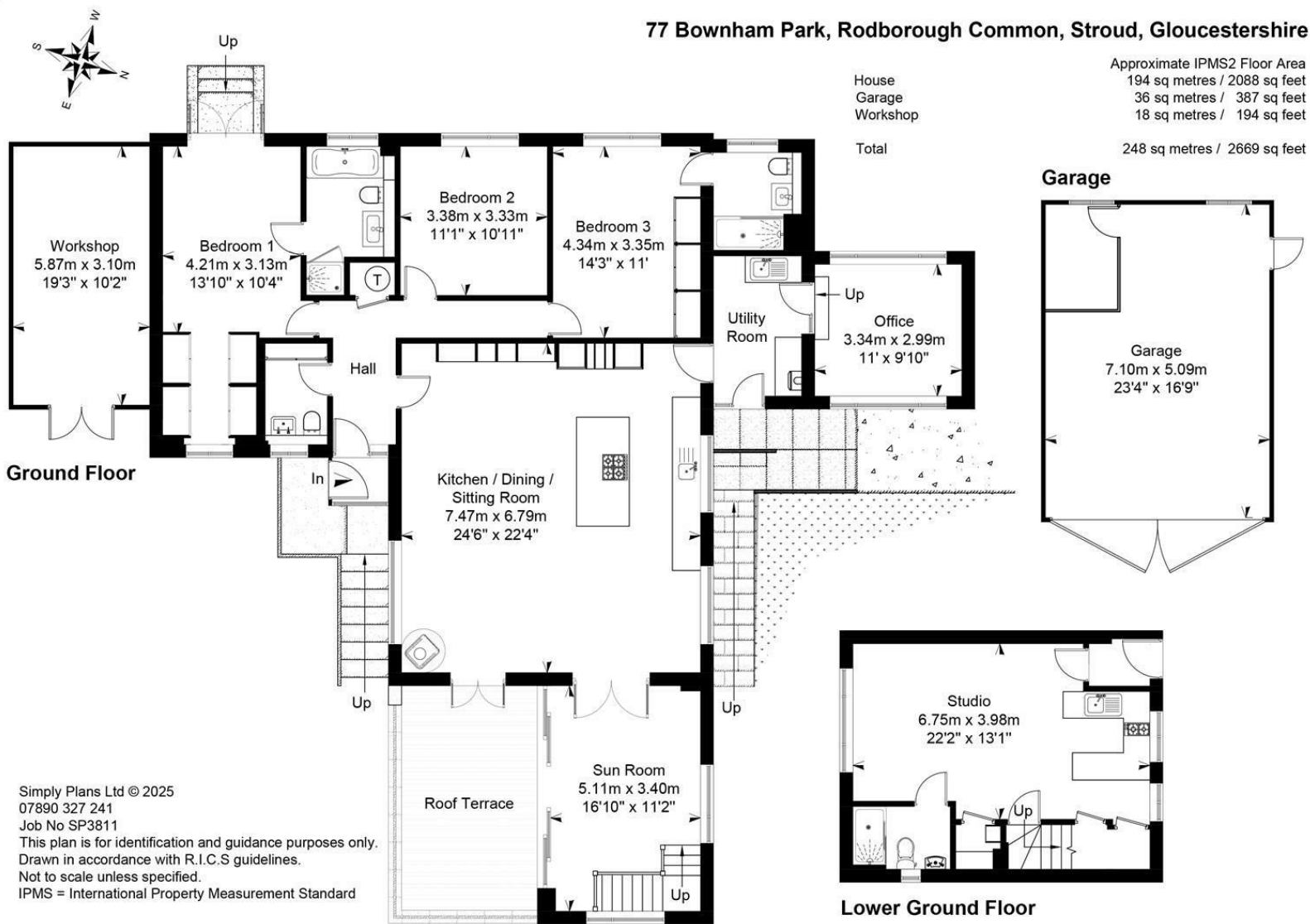
The market towns of Stroud, Minchinhampton, Nailsworth and Cirencester are all nearby, offering an abundance of independent retailers, restaurants and local shops. There are no less than nine village pubs within walking distance of the property, with The Bear Inn only a five minute walk and Stroud Brewery accessible via a picturesque walk across footpaths and along the canal. Winstones ice cream factory and shop is also within a short walk.

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, Beaudesert 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).





MURRAY'S

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

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 CH.

Stroud District Council Tax Band G

£3,875.13 . Ofcom Checker: Broadband,

Standard 13 Mbps, Superfast 51 Mbps.

Mobile, 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 Minchinhampton office
on 01453 886334