



SPINNEY BANK · BEAR HILL · RODBOROUGH

MURRAYS
SALES & LETTINGS



SPINNEY BANK
BEAR HILL
RODBOROUGH, STROUD
GL5 5DH

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 1

GUIDE PRICE £1,250,000

- Elevated South Facing Position
- Sought After Location
- Circa 1 Acre of Private Woodlands
- Detached Double Garage
- Easy Access to Stroud & Nailsworth
- Stunning Valley Views
- Tranquil Setting
- Potential to Modernise
- Workshop
- No Onward Chain

A spacious and versatile detached property in a sought after and secluded location with outstanding southerly views offering the potential to update and modernise to create a sizeable, bespoke family home

DESCRIPTION

Spinney Bank is tucked away in a private and secluded setting and offers the opportunity to update and modernise the current accommodation to create a substantial family home in a most sought after location. With outstanding southerly views across the valley overlooking neighbouring fields and woodlands.

The accommodation is well proportioned with large rooms mainly on one floor all taking advantage of the southerly aspect and views.

A sweeping driveway leads from a pillared entrance offering plenty of parking and direct access to the detached double garage with workshop above. This building could, with the relevant planning permissions, be converted to create a good sized annexe.

The house sits slightly below this with the front door leading off the driveway into an enclosed porch. An inner hall leads past three double en-suite bedrooms including an impressive principal bedroom with patio doors to the garden and a large bathroom with feature jacuzzi bath and in-built television, through to the large central

sitting room. Filled with light this room has a panoramic window and patio doors leading to the garden and upper terrace. To the other side of the property is the kitchen/dining room with adjacent utility room, guest WC and home office.

Above the kitchen is a forth double bedroom which would easily be used as a playroom or further sitting room with patio door leading through to an enclosed balcony taking further advantage of the incredible views.

Outside the well maintained garden comprises several level terraces, lawns and

carefully planted beds with mature shrubs and flowers. There is plenty of space to take in the peaceful surroundings and entertaining as a natural extension to the house.

In addition there is an adjacent acre (approximate) of private woodland which offers further space and potential as well as ensuring the privacy of the plot.



LOCATION

Spinney Bank is located off Bear Hill just below The Bear of Rodborough close to the villages of Amberley and Rodborough and within minutes of hundreds of acres of National Trust Common land, making it ideal for long country walks, cycling and equestrian activities.

The market towns of Stroud, Minchinhampton and Nailsworth are all within a couple of miles. The Old Lodge, The Bear of Rodborough, The Black Horse and The Amberely Inn are all within walking distance.

The thriving market town of Nailsworth is within 5 minutes drive, offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops.

Stroud is within 10 minutes drive and similarly offers a host of amenities,

including an award winning Saturday Farmers' Market and a major Waitrose store, together with several other leading supermarkets.

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 walking distance of the property.

The property is well placed for travel with trains into London Paddington (circa 90 mins) from Stroud mainline Station or Kemble Station (circa 75 mins). The M4 and M5 motorways are both easily accessible. Stroud Railway Station - (3.5 miles) - Kemble Railway Station (12 miles) - Cirencester (11 miles) - M5 Motorway junction 13 (12 miles) - M4 Motorway junction 18 (27 miles). Distances and times are approximate.

DIRECTIONS

Leave our Minchinhampton office via the Market Square and Butt Street. On reaching the main A419 turn left towards Stroud. After circa one mile turn left at The Bear of Rodborough down Bear Hill. The driveway to Spinney Bank can be found to your left hand side after approximately half a mile where the road has a sharp right hand bend.







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

01453 886334

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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

Water, Electricity and Gas are connected to the property. Gas CH. Septic Tank Drainage. Stroud District Council Tax Band G £3,875.13 . Ofcom Checker: Broadband, Standard 10 Mbps, Superfast 37 Mbps. Mobile, Inside - O2, Three; Outside - all likely.

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

Spinney Bank, Bear Hill, Rodborough, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House

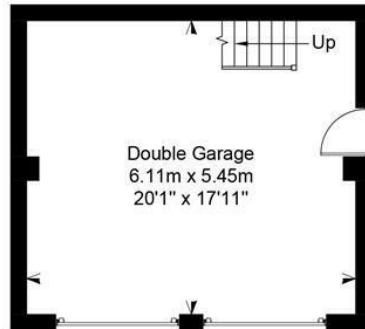
185 sq metres / 1991 sq feet

Garage

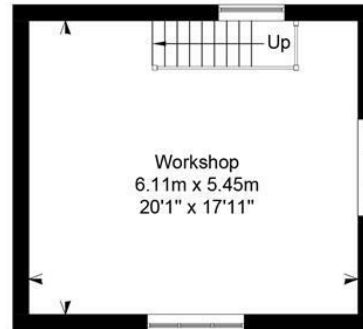
66 sq metres / 710 sq feet

Total

251 sq metres / 2701 sq feet

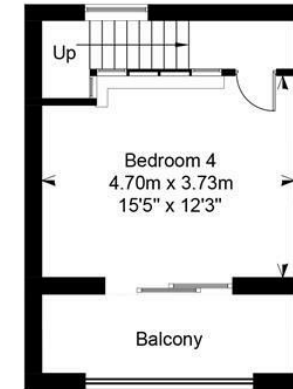


Garage / Workshop
Ground Floor

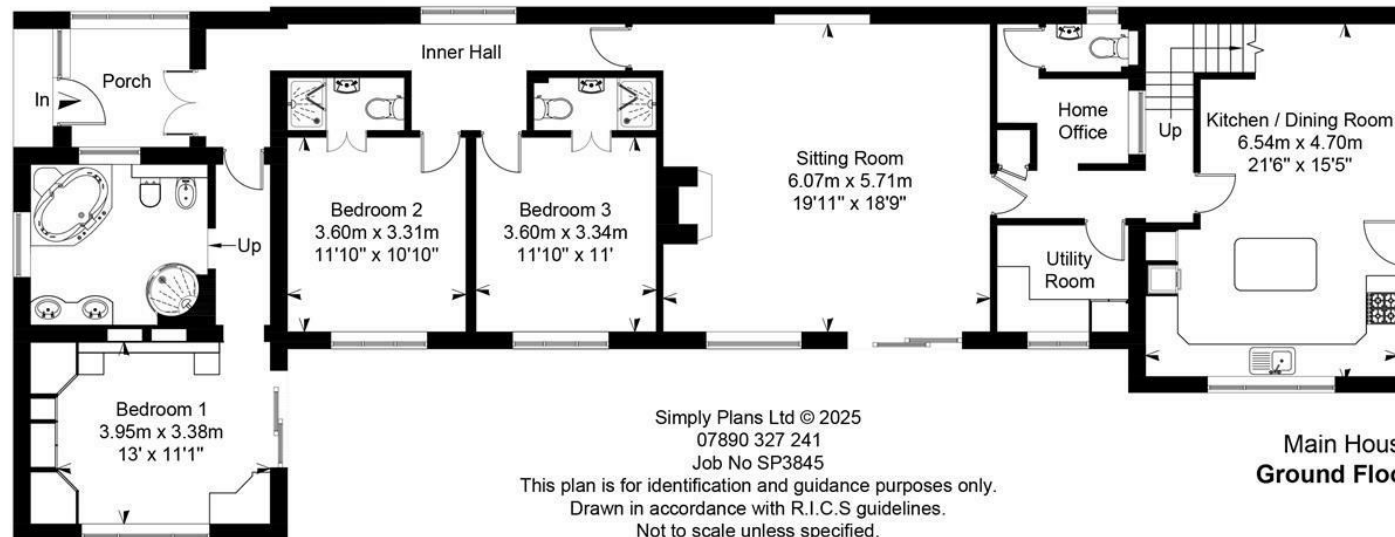


Garage / Workshop
First Floor

Outbuildings
Not Shown In Actual Location Or Orientation



Main House
First Floor



Main House
Ground Floor

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07890 327 241

Job No SP3845

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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