5 Shepherds Well

Rodborough Common

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5 Shepherds Well
Rodborough Common
Stroud
GL5 5DD

An attractive detached family home set within an exclusive small development, providing versatile living accommodation, benefiting from direct access onto Rodborough Common

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £975,000

FEATURES

- Offered Chain Free
- Detached Family Home
- Integral Double Garage
- Garden Room
- Driveway Parking
- Private Road
- Direct Access to National Trust Land
- Sought After Local Schools
- Level Plot
- Easy Access to Stroud, Nailsworth, Cirencester and Tetbury

DESCRIPTION

Off the front driveway a covered porch leads to through from the front door to the large central reception hall with all the reception rooms leading off. To the left is the large 20ft sitting room with a feature fireplace and french doors out to the rear garden.

Adjacent is the separate dining room and to the other side is the large kitchen/breakfast room leading through to the extended garden room and garden beyond. The fully fitted kitchen has a range of units and a useful utility room beyond with side access to the garden and an internal access to the integral double garage. There is also a separate study or snug and guest WC on the ground floor.

Upstairs, the principal bedroom has a range of built in storage units and an en-suite bathroom. There is a further double bedroom with en-suite shower room, two additional double bedrooms with built-in storage and a fifth bedroom currently being used as a home office. There is also a family shower room with space for a bath if desired.

Outside, the level rear garden enclosed by hedging offers privacy and several seating areas. There is also a front garden laid to lawn behind a Cotswold stone wall adjacent to the gravelled driveway.

DIRECTIONS

From our Minchinhampton office follow West End into Windmill Road and out onto the common. At Tom Long's Junction, turn right and immediately left in the direction of Stroud. The entrance to Shepherds Well will be found on the right after circa half a mile, immediately after the entrance to Bownham Park, before the Bear Inn. No.5 is the second house on the left.

LOCATION

Shepherds Well is located in an enviable position on Rodborough Common, which together with the neighbouring Minchinhampton Common, makes up over 600 acres of National Trust land. With wonderful walks on your doorstep, Minchinhampton Common is also home to a popular golf course.

There are two popular pubs within walking distance of the property and Winstones Ice Cream factory and shop is a short walk away.

The market towns of Stroud, Nailsworth and Minchinhampton, are all close by, offering a wide choice of amenities including several major supermarkets in nearby Stroud, as well as an award winning Saturday Farmers Market. Minchinhampton is a hearty walk across the common with several cafes and a popular pub, as well as local stores and a new purpose built doctors surgery.

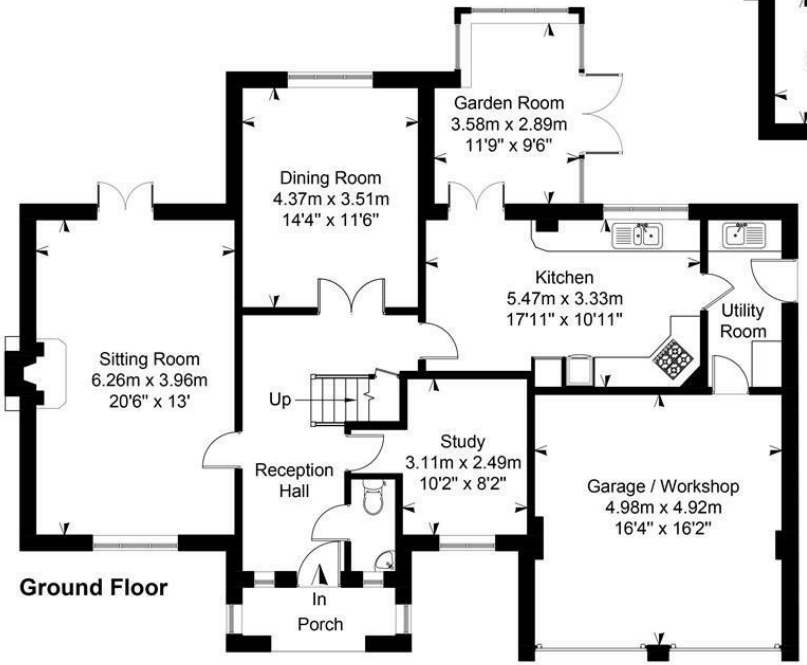
Excellent schools are a key draw to the area, with several sought after grammar schools in Stroud, Gloucester and Cheltenham as well as popular primary schools in both Amberley and Minchinhampton. There is also a good choice of schools in the private sector, including Beaudesert Park, just a short walk from the property, along with Wycliffe in Stonehouse and Westonbirt in Tetbury. There is also a broad range of sought after private schools in nearby Cheltenham.

Shepherds Well is circa 2 hours drive from London or 90 minutes by train from Stroud Station. The M4 and M5 motorways are also within easy reach.

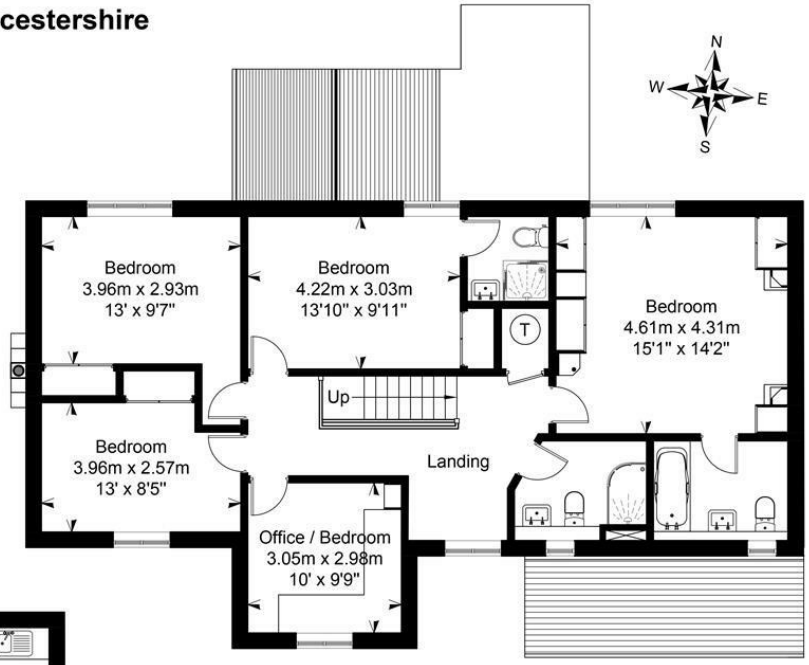
5 Shepherds Well, Rodborough Common, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	200 sq metres / 2153 sq feet
Garage	24 sq metres / 258 sq feet
Total	224 sq metres / 2411 sq feet



Ground Floor



First Floor

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07890 327 241
Job No SP4196
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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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
D

SERVICES
All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band G - £4,065.66. Ofcom Checker: Broadband - standard 15 Mbps superfast 70 Mbps, Mobile Networks: Indoor - limited, Outdoor - all likely

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