

ROBIN HILL · 75 BOWNHAM PARK
RODBOROUGH COMMON · STROUD





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GL5 5BZ

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £1,250,000

- Stylish Contemporary Home
- 2 Receptions
- 4 Bedrooms
- Garaging for 3 Cars
- Far-reaching Views
- Open-plan Kitchen/Dining/Living Room
- Landscaped Garden Circa 0.75 Acres
- Direct Access to Minchinhampton Common
- Driveway Parking
- Unique Terrace Above Garage

A stylishly renovated and extended family home in a peaceful location backing onto National Trust Commonland, with circa 0.75 acres of beautifully landscaped grounds and exceptional open-plan kitchen/dining/living room

DESCRIPTION

Robin Hill is a superbly proportioned family home nestled in a private location on the exclusive Bownham Park development. The property has been extensively renovated and extended to create a stylish home with an abundance of natural light and wonderful far-reaching views.

A spacious reception hall sets the tone to the property which comprises carefully thought-out and welcoming living spaces.

The kitchen/living area is clearly the heart of the home. A fabulous open-plan space, the room works equally well for entertaining as it does for informal family suppers. A stylish fitted kitchen provides ample discreet storage and a large centre island with a French oak worktop creates useful

preparation space, along with seating for informal dining. There is ample room for several sofas, together with space for a good-sized dining table. A cylindrical gas burner provides warmth in the colder months, together with underfloor heating across the kitchen/dining/living room. Bi-fold doors span the length of the kitchen living area, opening to a superb patio ideal for summer entertaining. A large utility/boot room with bespoke built-in storage, provides a useful space for hiding laundry and country paraphernalia out of sight.

Double glazed doors lead from the kitchen living area to the sitting room. Front-facing, the sitting room offers plenty of space for both relaxing and hosting and a cassette wood burner adds warmth for the colder months. A separate dual aspect study with pretty bay window and window seat, offers a

superb room for working from home. A cloakroom completes the ground floor.

Four bedrooms are located on the first floor, accessed via a stylish iroko staircase leading off the central hall. All of the bedrooms have been thoughtfully laid out to provide discreet storage and all benefitting from lovely views, either across the valley or the landscaped garden and common. The principal bedroom has a spacious en-suite and there is also a family bathroom.

Extending to circa 0.75 acres, the garden is set to the rear of the property. Creatively landscaped the garden comprises level lawns, mature trees and well-stocked borders. A gate leads from the top of the garden directly onto Minchinhampton Common.

Dry stone walling surrounds a large semi-circular patio off the kitchen, creating a superb amphitheatre vibe and ideal for alfresco entertaining. A terrace over the garage provides a further 'statement' entertaining space and a magnificent viewing point of the far-reaching panorama across the Golden Valley.

There is driveway parking for several cars together with a separate double and single garage with electric doors. A gardener's WC is set to the rear of the garage, along with a kitchen/workshop area. A large shed provides useful storage and there is also a greenhouse.



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).



DIRECTIONS

Robin Hill 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 Robin Hill (no. 75) will be found on the right hand side.





MURRAYS

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

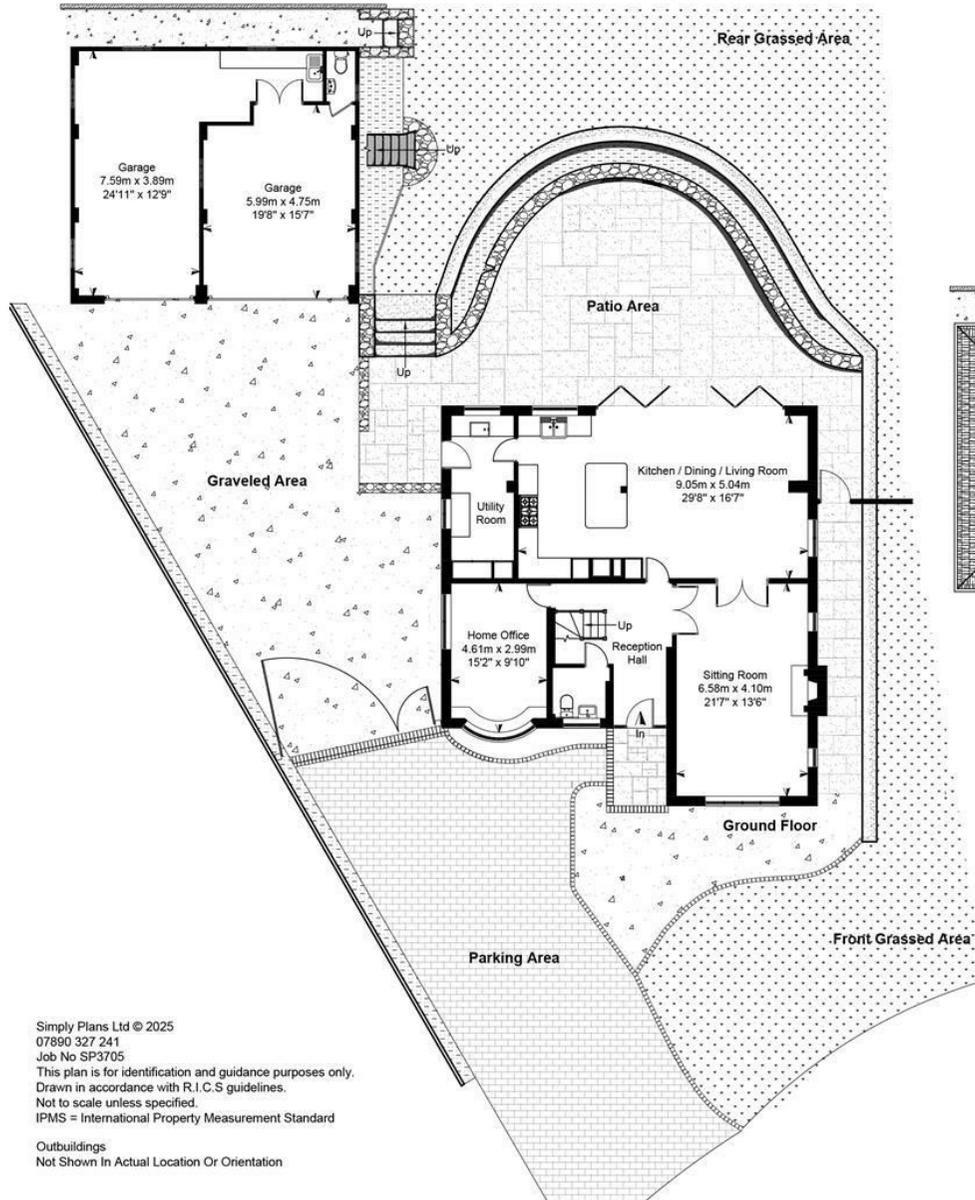
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SERVICES

All mains services are connected to the property. Gas Central Heating. Stroud District Council tax band G - £3671.17. Ofcom Checker: Broadband - standard 14 Mbps, superfast 54 Mbps, Mobile Networks - EE, O2, Vodafone, Three.

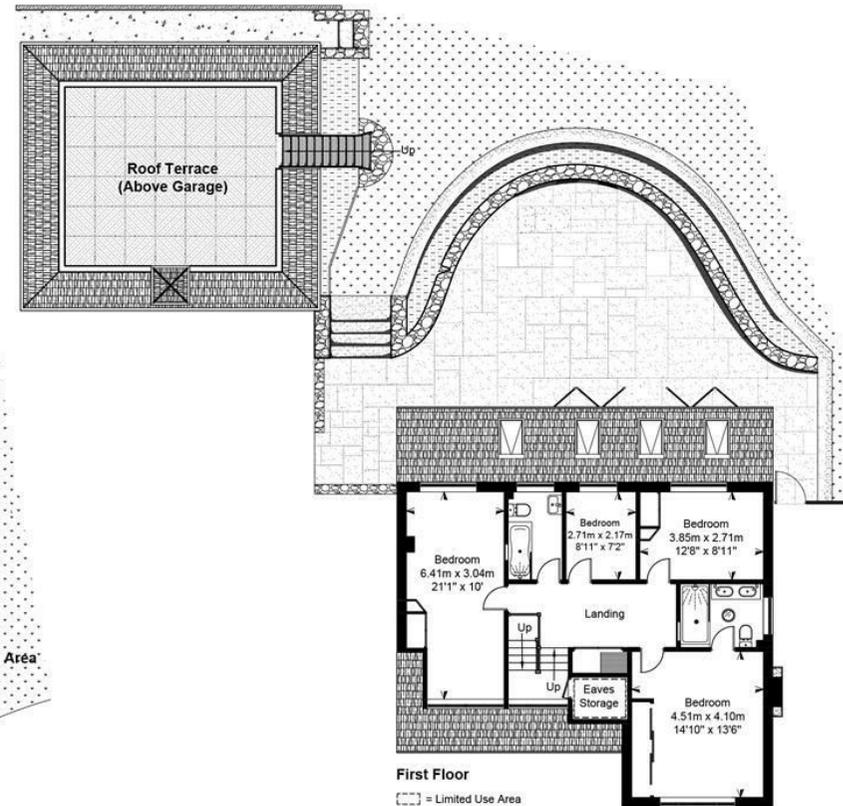
For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Robin Hill, 75 Bownham Park, Rodborough Common, Gloucestershire



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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



	Approximate IPMS2 Floor Area
House	199 sq metres / 2142 sq feet
Garage	66 sq metres / 710 sq feet
Total (Includes Limited Use Area)	265 sq metres / 2852 sq feet 2 sq metres / 21 sq feet

SUBJECT TO CONTRACT

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