



53 BOWNHAM PARK · RODBOROUGH COMMON · STROUD

MURRAYS
SALES & LETTINGS



53 BOWNHAM PARK RODBOROUGH COMMON STROUD · GL5 5BZ

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £1,500,000

- Spectacular 5 Bed Modern Home
- Designed for Entertaining
- Adjoining National Trust Common
- Integral Double Garage
- Large Level Garden
- Superb Spacious open plan rooms
- Potential Annex
- Panoramic Views
- Gated Driveway
- Heated Swimming Pool

A spectacular contemporary home in a wonderful setting on the edge of the common with glorious views, spacious reception rooms for entertaining and heated swimming pool.

DESCRIPTION

53 Bownham Park has been designed to take maximum advantage of its spacious level site on the edge of Bownham Park. A sought after private development surrounded by acres of National Trust common land. with number 53 boasting one of the best positions to enjoy the panoramic views.

The property, which has a total floor area of over 3500 sq.ft., has also been designed to the most exacting standards. A superb home from which to entertain, at its heart is a 46 ft. reception room that as one comprises the spectacular kitchen at one end, space for dining in the centre and a living room at the opposite end flanking a broad terrace and the swimming pool beyond.

The remaining ground floor accommodation comprises a large sitting room, study, utility room, cloakroom and two en-suite bedrooms (a potential annexe).

The master bedroom suite on the first floor has a spectacular viewing balcony, the two further double bedrooms share a bathroom.

The level gardens are of a good size. Landscaped to take full advantage of the spectacular views with a number of vantage points over the pool and across the valley.

The house has an integral double garage and gated resin driveway.





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 several pubs within walking distance, with The Bear Inn only five minutes away 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

53 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 left at the T junction and follow the road down the hill passing The Clock House on your left and no. 53 will be found a short distance after on the left hand side.





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

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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

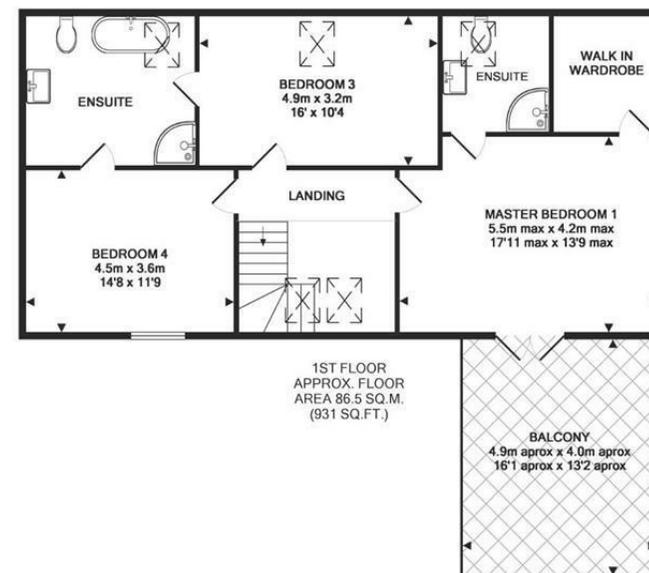
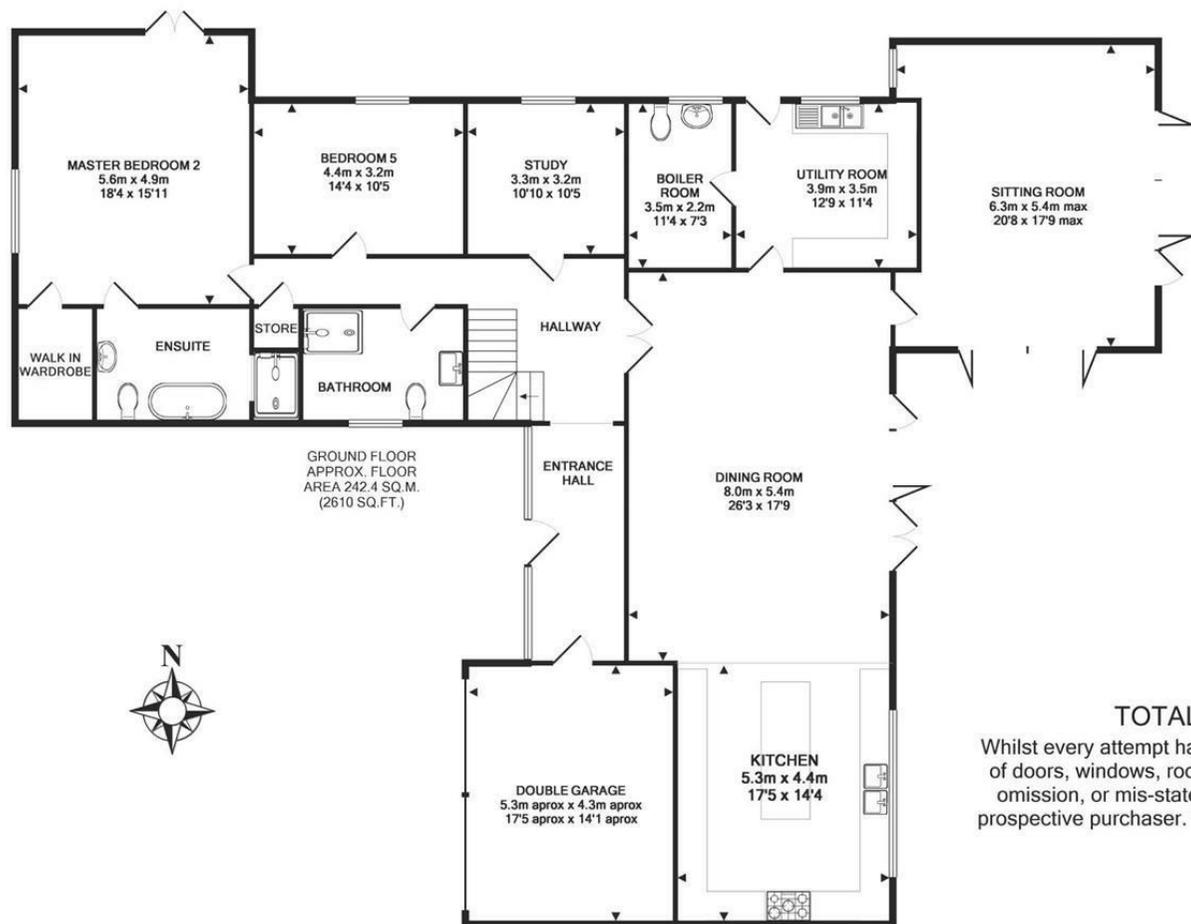
EPC

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SERVICES

All mains services are believed to be connected to the property. Gas CH. Cotswold District Council Tax Band G, £3,875.13. Ofcom Checker: Broadband - Standard 12 Mbps, Superfast 43 Mbps. Mobile - Indoor O2, Outdoor all likely.

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



TOTAL APPROX. FLOOR AREA 328.9 SQ.M. (3540 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SUBJECT TO CONTRACT

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