5 Bunch Of Nuts Cottage

houndscroft · rodborough

Murrays
SALES & LETTINGS

5 Bunch Of Nuts Cottage
Houndscroft
Rodborough
Stroud · GL5 5DG

BEDROOMS: 3
BATHROOMS: 3
RECEPTION ROOMS: 3

- Period Cottage
- 3 Bedrooms
- 4 Receptions
- Spacious Bespoke Kitchen
- Stylishly renovated
- Self-contained One Bed Annexe
- Period Features throughout
- Landscaped Garden

OFFERS IN EXCESS OF £900,000

A beautifully renovated period home steeped in historic interest, presented with style and flair, with 3 reception rooms, 3 bedrooms including a self-contained annexe and landscaped garden with magnificent views

DESCRIPTON

Tucked away off a quiet country lane, 5 Bunch of Nuts Cottage offers a hidden period gem. Dating back to the 18th Century, the property is accessed via a meandering path that only the initiated would know exists. The current vendor has renovated the property to a high spec with exceptional attention to detail, flair and style.

A private courtyard opens to a charming snug, setting the tone to the remainder of the property. Flagstone flooring, exposed beams and an open fire create an instantly welcoming aura. Unique stone carvings, including a snail over the door and eye of Horus (with a surprise within), create a picture of a home rich in history, together with exposed beams, open fireplaces and magnificent original floorboards throughout. Underfloor heating across the lower ground level adds modern functionality.

The kitchen is clearly the heart of the home. Bespoke units with Silestone worktops provide plentiful discreet storage and there is ample room for a large dining table, ideal for family suppers and entertaining. A stylish double bedroom is also located at this level, along with a laundry room, a shower/cloakroom, and two larders.

Stairs lead off the snug to the two main reception rooms. A stunning library with original wide elm floorboards and exposed beams creates the perfect space to relax with a book. The sitting room is filled with natural light with tall sash windows opening to the far-reaching view across Woodchester Valley. Both receptions have an air of understated grandeur with period features sat harmoniously alongside stylish design.

The principal suite is located on the first floor and comprises a spacious double bedroom with separate steps leading to a large bathroom and walk-in dressing room with bespoke storage.

Steps lead up from the library to what is currently the annexe/guest reception hall but could work equally well as part of the main house. The annexe comprises a ground floor kitchen together with a sitting room, bedroom and shower on the floor above. The annexe has its own access, opening to a bridlepath running along the side of the house, as well as direct access to the garden.

The terraced garden is set to the side of the house, with a further garden area to the front of the property. The garden has been beautifully landscaped with dry stone walling, fruit trees, a pond and a choice of seating areas from which to soak up the magnificent views. There are several sheds and storage areas for garden furniture and outside paraphernalia. The house is clad in wisteria, clematis and virginia creeper, creating a beautiful display in spring and summer.

LOCATION

Hidden along a pathway off a quiet country lane, 5 Bunch of Nuts Cottage offers a haven of rural tranquility.

Houndscroft is an idyllic Hamlet close to the villages of Amberley and Rodborough and within minutes of hundreds of acres of National Trust Commonland, 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 Rodborougg and then immediately left again. Proceed for approximately 300 metres along the side of the valley until you come to a gravel parking area on the left, opposite a garage. Park here where our viewing agent will meet with you.

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41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
E

SERVICES
Mains Water, drainage, gas and electricity are connected to the property. Gas CH. Stroud District Council Tax Band C £2085.15. Ofcom Checker: Broadband, Standard 16 Mbps, Superfast 51 Mbps. Mobile, Inside - limited, Outside - EE, O2 and Vodafone.

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

5 Bunch Of Nuts, Houndscroft, Rodborough, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	173 sq metres / 1862 sq feet
Annexe	38 sq metres / 409 sq feet
Stores	18 sq metres / 194 sq feet
Total	229 sq metres / 2465 sq feet
(Includes Limited Use Area	5 sq metres / 54 sq feet)

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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

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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