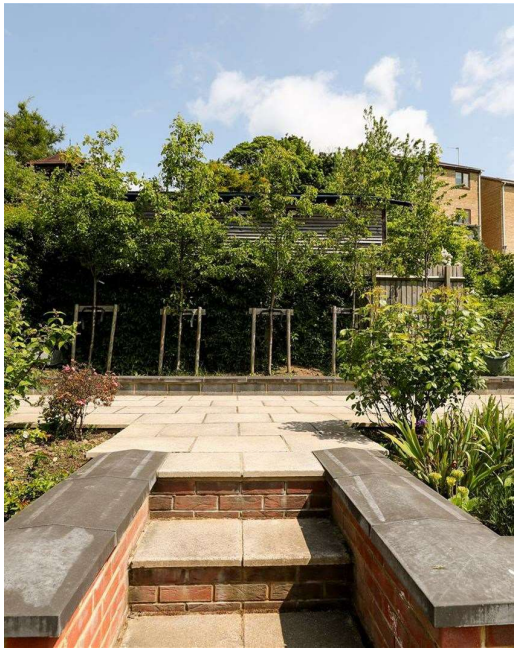
45
CHANDOS ROAD

WHITAKER SEAGER

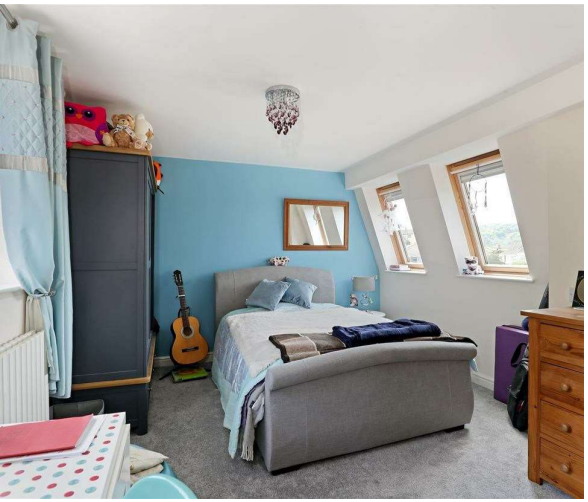


45, CHANDOS ROAD, RODBOROUGH, STROUD, GL5 3QT

A DETACHED AND EXTENDED FAMILY HOME, WITH LANDSCAPED GARDENS, FAR REACHING VIEWS, PLENTIFUL PARKING AND GARAGE.

the property

This spacious family home has been extended on both sides by the current owners to offer well proportioned accommodation throughout. Elevated above its large front lawn, the house is accessed via a shared drive and boasts lovely views across to Selsley which can be enjoyed from much of the property and the higher terraces of the rear garden. A bright hallway welcomes you with doors leading to the utility/WC, kitchen/diner, sitting room and office, and stairs leading to the first floor. Directly opposite the entrance, the useful utillty/WC also houses a shower. Enjoying the view to the front, is a bright office which could also be utilised as a fourth bedroom if required. A little further along the hallway lies the kitchen diner with a range of fitted wall and base units, integral oven and hob and space for a dishwasher, with roof lights to the ceiling and stable doors leading outside. The dining area includes further cabinets and space for a fridge/freezer. At the end of the hallway, the full length sitting room also enjoys the lovely views, with an open fireplace providing a focal point and doors leading onto the rear patio, Upstairs can be found three spacious bedrooms, all of which take in the view, with the master bedroom boasting a contemporary en-suite shower room. The impressive family bathroom has a feeling of luxury, stylishly designed to include a freestanding bath, separate shower cubicle and a large heated towel rail. Both bath/shower rooms enjoy under floor heating.



Guide price

£495,000

- *Hallway & Utility/WC*
- *Sitting Room*
- *Kitchen/Diner*
- *Office/Bedroom 4*
- *3 Further Double Bedrooms*
- *En-suite and Family Bathroom*
- *Extended To Both Sides*
- *Far Reaching Views*
- *Landscaped Terraced Gardens*
- *Plentiful Parking & Garage*

WITHIN EASY REACH...

Stroud 1.3 miles
Stroud Train Station 1.6 miles
Nailsworth 3.5 miles
Cirencester 14.1 miles
Cheltenham 14.8 miles

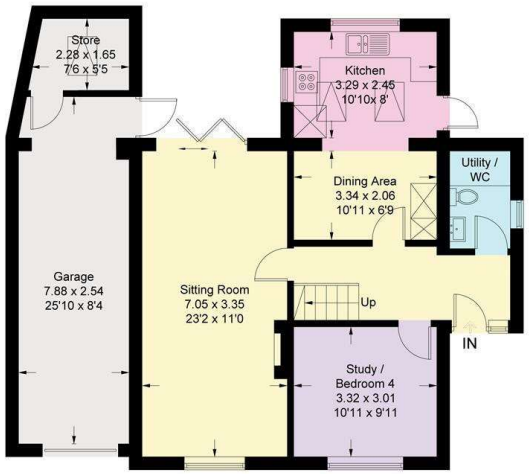
Outside

The property enjoys a substantial plot, with a large sloping lawn to the front allowing the house to sit in an elevated position, well set back from the road. To the front of the house are attractive raised shrub/flower beds flanking steps up to the entrance. The rear garden comprises several landscaped terraces. A patio area behind the house has steps that lead up to the main paved terrace which is the ideal spot for larger garden furniture/outdoor dining, with a wall retaining flower beds to one side. Paved steps sweep up towards a decked area housing a wooden garden shed, with garden storage to one side and an area of lawn to the other. From here, four further steps lead to a paved top terrace with flower borders and beds, boasting the prime spot for taking in the glorious views. Approached via a private no-through shared access road, the private driveway offers parking for several vehicles. Garage 25ft 10ins long.

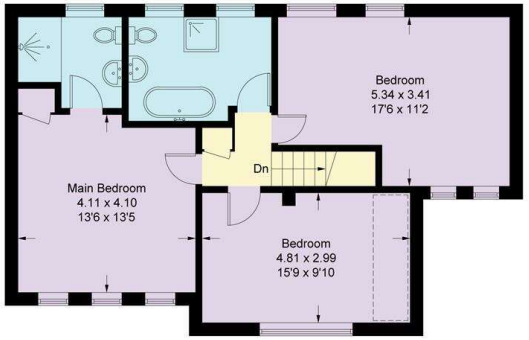
Situation

The popular area of Kingscourt in Rodborough lies below the slopes of Rodborough Common with Stroud just over 1 mile away, providing many facilities including Waitrose supermarket, a weekly award-winning Farmers Market and range of independent shops, cafes and restaurants. London (Paddington) train services pass through Stroud Railway Station. Several primary schools are located close by and include Rodborough Community Primary School and Gastrells Community Primary School. Stroud High and Marling Grammar schools located in nearby Stroud are popular choices for secondary education along with Archway comprehensive secondary school. A great choice of local village pubs include The Clothiers Arms, the picturesque Kings Head, nestled in a pretty hidden valley and The Prince Albert which also hosts live music events.

Approximate Gross Internal Area = 134 sq m / 1442 sq ft
Garage / Store = 24.5 sq m / 264 sq ft
Total = 158.5 sq m / 1706 sq ft



Ground Floor



First Floor

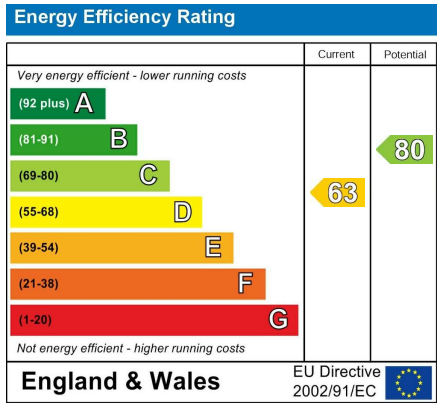


Illustration for identification purposes only, measurements are approximate,
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01453 374007
info@whitakerseager.co.uk
www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 3QT **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.