



44 BOWNHAM MEAD, RODBOROUGH COMMON



# 44 BOWNHAM MEAD, RODBOROUGH COMMON, STROUD, GL5 5DZ

WITH SUPERB VALLEY VIEWS, THIS IMPRESSIVE AND BEAUTIFULLY PRESENTED EXTENDED DETACHED HOME, IS LOCATED WITHIN A DESIRABLE CUL-DE-SAC OFF RODBOROUGH COMMON, AND BACKS DIRECTLY ONTO THE PARISH FIELD.

## *The property*

Tucked away in a private corner position, this superb family home one of the most appealing properties in this highly regarded residential road.

Purchased new from Redcliffe Homes in 2018, this house has been extended and enhanced to create an individual, stylish residence benefitting from a B rated energy performance certificate.

Upon entry, you are welcomed by an open 19'2" x 10'10" reception hall. From here the attractive staircase leads up to an open galleried landing, double doors open into the sitting room, with further double doors giving access into the games room and another pair open directly in the kitchen area. Also located off the central hall is the utility and cloakroom.

The outstanding and extensive open plan living arrangement is the main 'wow factor'. As illustrated in the floorplan, there are three sets of bi-fold doors in this section, all opening out onto the garden, with two sides providing stunning open views.

The professionally designed, fitted kitchen provides an island and built-in appliances perfect for any keen cooks, along with the family room, dining room and sitting room. All enjoy light and bright accommodation, with the added feature of a light lantern in the family area. A contemporary wood burner sits in the corner of the family room, underfloor heating flows in the extended areas. The sitting room is a more formal room enjoying a central stone fireplace with wood burner and dual aspects windows. Even though the sitting room is currently part of the open layout, if preferred it could be enclosed.

## ACCOMMODATION

*Reception Hall • Open Plan Living: Sitting Room, Kitchen, Dining Room and Family Room • Games Room with Home Office • Utility • Cloakroom  
Galleried Landing • Main Bedroom Suite • Guest Bedroom Suite  
Three further Bedrooms (one with ensuite) • Family Bathroom*

The games room is a versatile space and leads into the home office. Fitted with a fashionable bar and French doors to the side, the room provides access through to the double garage. The utility is fitted with plenty of useful storage cupboards, a sink, and a door to outside.

An attractive selection of hard floors, wooden and tiles are laid throughout the ground floor.

From the landing all bedrooms are accessed along with the family bathroom. The main bedroom suite offers a luxury ensuite bathroom, a dual aspect double bedroom and walk in wardrobe. The guest bedroom also benefits from a dual aspect and an ensuite shower room, along with another double bedroom enjoying ensuite facilities. Two further bedrooms are serviced by the family bathroom, one currently being utilised as a dressing room.



# Situation

Bownham Mead is sat in-between Rodborough and Minchinhampton Commons.

Within the Cotswold Area of Outstanding Natural Beauty off Rodborough Common, this special setting is surrounded by National Trust Commons, together creating over 650 acres of open space, free for anyone to enjoy, including the cows and horses. The Bear of Rodborough Hotel and the locally famous Winstones Ice Cream factory are both within easy walking distance. Stroud Train Station offers direct train links to London (Paddington) circa 90 minutes. The pretty centre of Minchinhampton is found nearby however the closest urban centre is Stroud. Having grown from the industrial revolution, the historic links can still be enjoyed with the restoration of the canal system. Stroud provides a variety of major supermarkets, including Waitrose, in addition to an award-winning Farmer's Market and the recently rejuvenated food hall in addition to a cinema complex and leisure centre. Nearby Nailsworth is a thriving Cotswold market town with a selection of small boutiques, artisan shops and eateries. Beaudesert Park School, an independent school, is found across the Common and Wycliffe College in Stonehouse is another local private school option. There are two local grammar schools - Marling for boys and Stroud Girls High School.



## **WITHIN EASY REACH...**

*Stroud Train Station – 2.3 miles*

*Stroud – 2.4 miles*

*Minchinhampton – 2 miles*

*Nailsworth – 2.9 miles*

*Cirencester – 12.1 miles*

*Cheltenham – 15.9 miles*

*All distances are approximate*





# Outside

A beech hedge lines the blocked paved drive leading to the double garage and further gravelled parking area to side.

A pedestrian gate opens to the rear garden with most of the grounds lying to the side of the house. These private landscaped gardens enjoy the open back drop of the Rodborough Parish Council owned field with far reaching valley views beyond. Mainly laid to a level lawn and enclosed by hedging with a variety of trees. There are several outdoor entertaining areas, some with tiled flooring and others with decking, all have carefully designed planting schemes. Within the gardens there are two sheds, one utilitarian for garden tool storage and the other is an attractive asset enjoying a great view.



## Management Company:

'Bownham View' is run by Bownham View (Rodborough) Management Company Limited (company reg: 10122752). They manage and maintain the access roads, verges and communal areas. The annual costs are split evenly between the 17 houses. In 2022 the charge was £315 per home. There are restrictive covenants such as no motor homes/caravans are allowed to park on site.

## OUTSIDE

*Private Drive with Extra  
Parking • Integral Double  
Garage • Landscaped  
Gardens • Two Sheds*

## Useful Information

**Tenure:** Freehold.

**Postcode:** GL5 5DZ.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band G and EPC rating B.

Approximate Gross Internal Area = 351.4 sq m / 3782 sq ft  
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970448)

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WHITAKER  
SEAGER  
ESTATE AGENCY

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.