

WREN COTTAGE



WHITAKER
SEAGER



WREN COTTAGE, RODBOROUGH HILL, STROUD, GL5 3SS

A CHARMING 3 BEDROOM COTTAGE, CONVENIENTLY LOCATED FOR ACCESS TO RODBOROUGH COMMON AND STROUD CENTRE. WITH PARKING AND GARDEN.

The property

Elevated on Rodborough Hill, just below the picturesque Rodborough Common and within less than a mile of Stroud town centre, Wren Cottage is a charming link-detached period home offering characterful accommodation arranged over two floors, together with an enclosed rear garden and parking for one vehicle.

A useful entrance porch provides the main access to the property, offering a practical space for removing shoes and hanging coats before leading into the kitchen. Generously proportioned, the kitchen provides ample space for dining and entertaining and benefits from a further door opening onto a delightful front courtyard. It is fitted with a range of wall and base units and incorporates a double oven, hob and dishwasher. There is space for a fridge freezer. An attractive tiled floor runs throughout this space. Stairs rise to the first floor, while a door leads through to the sitting room/snug. Offering a cosy retreat, the sitting room features an attractive fireplace with space for a woodburner, that forms a focal point to the room.

Beyond the sitting room is a useful utility area and a downstairs cloakroom.

On the first floor, there are a total of three bedrooms, two doubles and one single, the bedroom enjoys great built in storage. All have an outlook to the front elevation and are served by a family bathroom fitted with a bath and shower over and vanity unit under the sink, metro tiles add to the contemporary feel of the room

The property is served by a NIBE air source heat pump, the remaining associated OFGEM grant payments will be transferred to the new buyer.

The property is attached to an outbuilding belonging to the neighbouring, much loved Prince Albert pub.





Guide price £425,000

- Entrance porch
- Kitchen/dining room
- Sitting room
- Utility & cloakroom
- 3 bedrooms & Family bathroom
- Front courtyard, main rear garden
- Parking for one small/medium sized car &
- Close to Rodborough Common and less than a mile from central Stroud
- NIBE Air source heat pump, mains drainage
- Ofcom - Good outdoor coverage - Superfast broadband available

WITHIN EASY REACH...

- Stroud - 0.9 of a mile on foot
- Rodborough Common - 0.5 of a mile
- Nailsworth - 3.8 miles
- Cheltenham - 14 miles
- Cirencester - 15 miles
- Bath - 30 miles
- Bristol - 31 miles

Outside

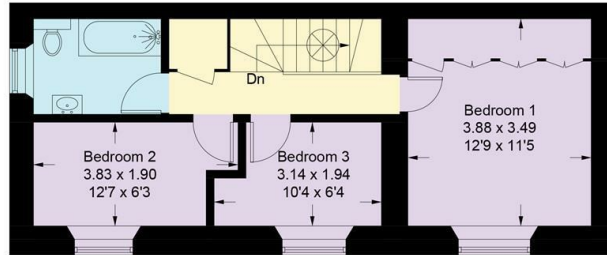
A block-paved driveway provides off-road parking for one small to medium-sized car. To the front of the cottage is a courtyard garden, directly accessed from the kitchen, offering an ideal space for a bistro table and chairs. The main garden is situated to the rear of the cottage and is accessed via steps and a pathway beyond the parking area, leading around the side of the property. A timber shed provides useful outdoor storage. This well proportioned garden features a gravelled seating terrace, an area of lawn, and well-stocked flower borders, creating an attractive and versatile outdoor space. The upper terrace has been cleared and prepared for the construction of a summer house, should the new owner wish to proceed with these plans.

Situation

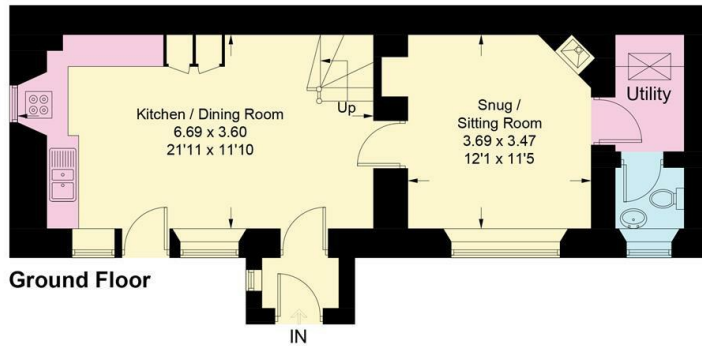
Perfectly positioned to enjoy life in Rodborough, this home is situated next to the popular Prince Albert pub and within easy reach of the 600-acre National Trust-owned Rodborough Common. Stroud is just 0.8 miles away, offering a wide range of amenities including a Waitrose supermarket, the award-winning weekly Farmers' Market, and an excellent selection of independent shops, cafés and restaurants. Direct rail services to London Paddington are available from Stroud railway station. Well-regarded local schools include Rodborough Community Primary School and Gastrells Community Primary School, while Stroud High School and Marling School are popular secondary options.



Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1314149)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL5 3SS

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 C 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.

