

ROBINSMEAD
PAGANHILL



WHITAKER
SEAGER



ROBINSMEAD, PUCKSHOLES, PAGANHILL, STROUD, GL5 4BB

SET IN HALF OF AN ACRE AND ENJOYING GREAT PRIVACY, A SPLIT LEVEL FAMILY HOME IN NEED OF UPDATING. BOASTING TWO GARAGES AND A PRIVATE DRIVEWAY.

The property

Occupying a private position at the end of a secluded driveway, Robinsmead is an individual detached residence set within approximately half an acre of established grounds. Surrounded by mature trees and planting, the property enjoys an exceptional sense of seclusion, with every principal room benefiting from attractive green outlooks. Having been a much-loved family home for many years, Robinsmead presents an opportunity for a new owner to enhance and modernise. Originally constructed in the 1960s and extended in more recent years, the property offers versatile accommodation over two levels. The welcoming entrance hall provides access to the principal living accommodation and main bedroom, while stairs descend to the remaining bedrooms below. The kitchen is fitted with a range of wall and base units, providing space for a washing machine, dishwasher and range. A door leads directly to the gardens. Adjoining the kitchen is the original dining

room, currently used as a breakfast room, with built-in storage. Steps descend to the later extension, creating two generous reception rooms comprising a sitting room with fireplace and dining room. Both rooms feature French doors opening onto the gardens, making them ideal for entertaining and family gatherings. The principal bedroom enjoys a dual-aspect and benefits from an en-suite shower room. On the lower ground floor are three further bedrooms, including one particularly spacious room with a dual-aspect outlook, all served by a family bathroom. A particular highlight of Robinsmead is its idyllic setting. Largely hidden from view, the property offers privacy and convenience. Despite its tranquil location, amenities are readily accessible, including Stroud High School, Marling School and Archway School. Approached via a gravelled driveway, the property provides parking, a double garage with workshop and a single garage. Robinsmead is required to contribute towards maintenance of the driveway over which it has access.





Guide price
£725,000

- Double garage with workshop, single garage, private driveway
- Grounds of half an acre - mature gardens
- Hall
- Sitting room and dining room
- Kitchen and separate breakfast room
- Main bedroom with ensuite shower room
- 3 further bedrooms
- Gas central heating, mains drainage
- Ofcom - standard broadband available - good outdoor mobile coverage, variable in-house
- The property is subject to historic rights and covenants as detailed in a 1966 conveyance and 1977 transfer. Copies available.

WITHIN EASY REACH...

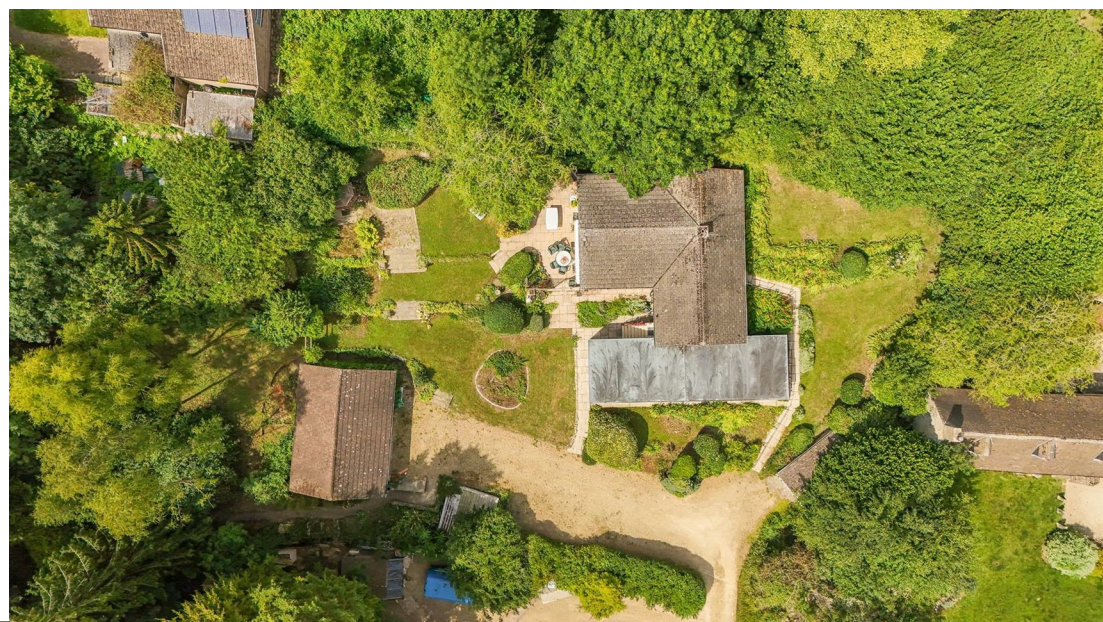
Stroud Train Station 1.6 miles
Marling School by foot 0.8 miles
Stroud High School by foot 0.8 miles
Gloucester 10.9 miles
Cheltenham 13.7 miles
Bristol 30.3 miles
Bath 30.4 miles

Outside

Tucked away from the lane at the end of a private driveway, one of the greatest assets of this family home is its seclusion, together with its mature gardens and grounds. Set within a plot of approximately half an acre, the grounds offer something for everyone. A private gravel driveway provides ample parking and leads to a detached double garage with an attached workshop, store, and electric door, this is further complemented by a detached single garage. Steps between the single garage and the house lead to the main entrance. The house itself enjoys a strong connection to the gardens, with direct access from several rooms, including the kitchen, sitting room, and dining room. A patio with awning adjoins the principle living space. The main garden lies to the south of the property and features a delightful combination of lawned areas, mature flower borders, a wooded section, and two interconnected ponds set in front of a timber summer house. All of which create an attractive and tranquil outdoor setting. If children are viewing, we advise that they stay away from the two connecting ponds and the wooded area where there is an electric fence.

Situation

Puckshole, is a charming hamlet between Paganhill and Randwick, with the picturesque Ruscombe Brook running through it. Nearby are the Old Crown pub and a mini supermarket. The location is ideal for families, with top schools—Randwick C of E, Foxmoor Primary, and grammar schools Stroud High and Marling—under a mile away. A scenic walk through Stratford Park, home to a leisure centre and green spaces, leads into Stroud, just over 1.5 miles away. Stroud offers a Waitrose, a weekly farmers' market, and a mix of independent shops, cafés, and restaurants. The Five Valleys shopping centre adds to its appeal with diverse market and food stalls. For commuters, major roads provide access to urban centres, with the M5 west of Stonehouse. Stroud Railway Station offers direct services to London Paddington in as little as 90 minutes.



Approximate Gross Internal Area = 143.4 sq m / 1543 sq ft
 Garages = 45.2 sq m / 486 sq ft
 Workshop = 12.6 sq m / 136 sq ft
 Store = 4.9 sq m / 53 sq ft
 Total = 206.1 sq m / 2218 sq ft

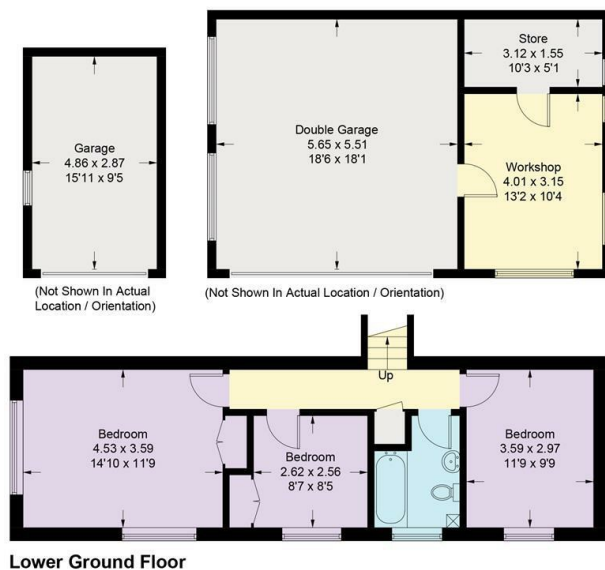


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317192)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
England & Wales		EU Directive 2002/91/EC



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 4BB

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 F 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.

