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GLOUCESTERSHIRE



# BERRYLANDS, SPILLMANS PITCH, RODBOROUGH, STROUD, GL5 3LZ

## The Property

A very well presented three double bedroom red-brick period property set in an elevated position less than a mile from Stroud town centre in the community and parish of Rodborough. Beautifully presented and arranged over three floors, this characterful home offers flexible living space, far-reaching views and a thoughtfully landscaped garden designed for year-round enjoyment.

Located at the end of a lane off Spillmans Pitch, resin finished steps lead to a resin terrace at the front. Internally an entrance hall with wooden floor provides space for coats and boots, under stairs storage and stairs rise to the upper floors. Wooden door leads to an open plan family area.

The L shaped open plan living space offers a bright and sociable room, with two sets of French doors to the front and side which work well in the summer, allowing a gentle breeze to flow through. There is comfortable space for lounge furniture and a six seater dining table and chairs, with clearly defined areas for relaxing and dining.

The sitting area features an open fire set within a red brick chimney breast, while at the opposite end of the room a log burner inset creates a warm and cosy feel. Doors open directly onto the garden terrace, allowing natural light to flow in and creating a strong connection to the outside. Bamboo flooring runs throughout, tying the whole space together. An opening leads to the fitted kitchen.

The fitted kitchen offers a range of wall and base units in cream complemented by wooden work surfaces and a tiled splashback, with space for freestanding appliances. A sink inset sits beneath a window looking out to the side garden adding to the light and feeling of space, a side door provides direct access outside to the garden. A door leads through to the cloakroom and utility area, which has a window to the rear, a low flush WC, space for a washing machine and useful storage.

Stairs from the hallway lead to the first floor landing which is spacious and bright with access to the Master suite and guest bedroom on the first floor.

Master bedroom suite provides a calm retreat with window looking out to the front with views across the front terrace and stroud valleys. A walk in wardrobe offers excellent storage with shelving and hanging space, which is complimented by a generous four piece ensuite bathroom fitted with freestanding bath, separate shower enclosure, wash hand basin and WC, with an opaque window to the rear offering a wealth of light.

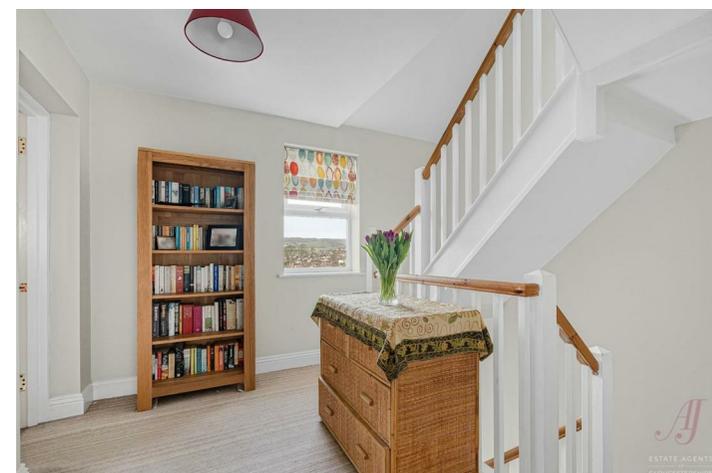
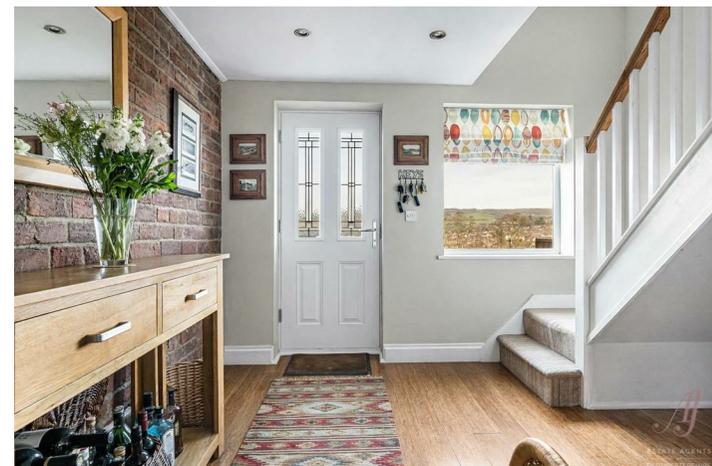
A guest bedroom positioned to the rear enjoys a pleasant outlook over the garden and benefits from its own en suite shower room fitted with shower enclosure, wash hand basin and WC.

Stairs lead to the top floor attic suite with a landing which doubles as a study and provides access to eaves storage. A door opens into the bedroom set within the roof space, where exposed brickwork creates a striking architectural feature and the sloping ceilings add character and charm. Elevated views enhance the sense of space. An en suite shower room with a shower enclosure, wash hand basin and WC, along with access to additional eaves storage, making this a comfortable and private space, well suited for guests or older children.

A spacious and versatile home arranged over three well planned floors, combining character features with practical modern living and elevated views across the Stroud valleys. Set within a popular Rodborough location close to Stroud town centre, this beautifully presented period property offers light, flexibility and a strong connection to its surroundings.

### AGENTS NOTE

Please note that access to the property is only suitable for smaller vehicles





# Outside

Outside, the garden is a standout part of the home, arranged across gentle tiers which make the most of the setting and the stunning view beyond. From the lane, resin steps rise to a terrace at the front of the property, an ideal spot to enjoy a cup of cuppa and enjoy the vista.

Positioned to the side of the house, a composite deck provides a perfect spot for seating and dining. An ideal place to sit with a glass of wine after a long day and take in the far reaching outlook across the rooftops, trees and rolling hills.

Steps continue through to a shaped lawn edged by well stocked borders, mature shrubs and established planting, giving colour and interest through the seasons. A further seating area sits beside the pond and gravel terrace, offering a quiet corner to sit, relax and enjoy the garden from a different perspective.

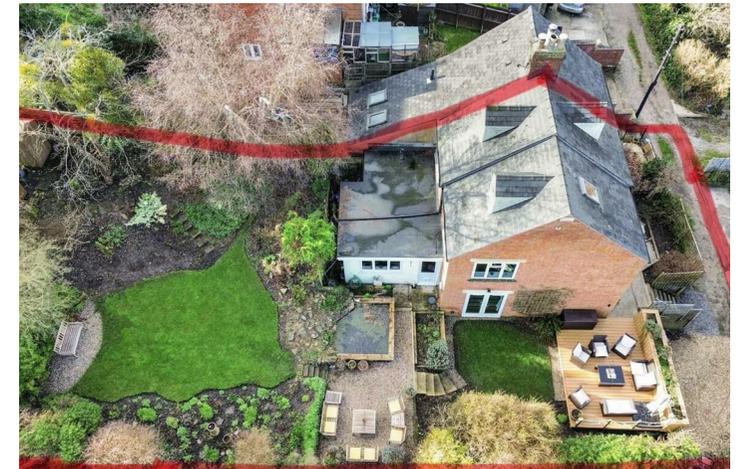
In winter, the structure of the garden and its levels are clear, with landscaping and planting creating privacy and shape. Through spring and summer, the space becomes vibrant, with planting in full bloom and several areas to sit, unwind and entertain at different times of day.

The view is a real highlight, stretching across the surrounding rooftops towards open countryside and hills in the distance, adding a strong sense of space and connection to the landscape.

Gravel parking provides space for two vehicles.

## NOTE FROM OUR VENDORS

We have loved living here, especially the views and summer sunsets from the decking. The garden has been a passion, offering year-round interest, peaceful seating areas and a wildlife pond enjoyed by birds and nature. Although close to town, the setting feels calm with a strong community, lovely neighbours and walks straight from the doorstep across the commons and along the canal. The extension created flexible living space ideal for hosting, with guests benefiting from their own bathrooms and views across the garden and valley from many rooms. After 35 happy years, the time now feels right for us to downsize, but this has been a truly special home



## Useful Information

**Tenure:** Freehold

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band C and EPC rating D



## Location

Rodborough is one of the local elevations and highly desirable residential area between Stroud and National Trust owned Rodborough Common.

It enjoys an active community with two popular primary schools, along with a lovely local pub, The Prince Albert, renowned for musical events.

Rodborough Tabernacle United Reformed Church, and its various clubs and societies include a football club, a Scout group and a mother and toddler network.

C of E St Mary Magdalene Church dating to 1392 in part with one remaining bell assumed to date 1580 when the tower was rebuilt. Of particular interest Rev W Awdry of 'Thomas the Tank' fame, once a local resident, commissioned a stain glass window in memory of his late wife and is depicted closing the engine shed doors for a final time.

Rodborough Common, set within 300 acres National Trust land, is easily recognised by The Fort, a folly surrounded by grassland, home to both rare and common native flora and fauna. Panoramic views of the Stroud valleys and Severn estuary. The commons enjoy Commoners' Rights, and during summer months herds of cows and a donkey lead string of horses roam freely.

Attractions include, acclaimed Winston's Ice-cream factory. Former 17th century coaching inn, The Bear at Rodborough, a popular venue for social occasions and sun trapped beer garden with golf course nearby.

Amenities available in Stroud include grammar and independent schools, restaurants, public houses, leisure and sports centres, supermarkets and award winning weekly farmers market. Superb indoor shopping centre complete with a delightful food hall and independent shops.

Stroud benefits from excellent transport links main railway station with regular services to London (Paddington).

Junction 13 (M5 motorway) 5 miles away.



## Directions

From the main island outside Ecotricity, proceed straight across towards Nailsworth along the A46 Bath Road. Continue past the turning for Rodborough Hill on the left and The Clothiers Arms, staying on Bath Road and passing the convenience store on your right. Park along Bath Road where you will see an AJ Estate Agents board with an arrow and "Berrylands" beneath, positioned at the bottom of Spillmans Pitch on the left. Walk up Spillmans Pitch, passing the terraced houses on your left. A lane on the left leads to Berrylands. The property is located at the end, the last home on the right, with parking spaces in front. For your first viewing, we recommend parking on Bath Road and walking up so you are familiar with the approach.

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**Approximate Gross Internal Area 1531 sq ft - 143 sq m**

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 493 sq ft – 46 sq m

Second Floor Area 340 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		65	69
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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