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MEADOW VIEW , STROUD, GL5 2LN

£795,000

The Property

A substantial five-bedroom detached family home which has been enjoyed by the current owners for 17 years, enjoying an enviable elevated setting. The property combines seclusion with convenience. Its position commands breathtaking views across open fields and Stroud whilst being just moments from the town's center and train station. Perfect for those Sunday walks.

On approach, detached single garage, gentle sloping driveway with space for three/four vehicles, stone walling, and mature planting that immediately create a sense of privacy and seclusion. Steps lead from the driveway to the property.

Internally, a garden room/entrance porch with a glazed roof and full-height windows offering a wealth of natural light, the elevated position allows for a superb vista across the valley, perfect to sit and enjoy a morning coffee whilst taking in the views, finished with terracotta tiles and a door to the hall. Entrance hall with stairs to the first floor and doors to the dining, kitchen, and reception rooms.

Fitted dining kitchen with windows to the front and side, offering ample space for a six-seater dining table. The room is filled with natural light and enjoys pleasant garden views. Shaker-style base and wall-mounted cabinets in cream with solid wood worktops, complemented by a slimline range cooker, built-in microwave, and space for additional appliances. A useful under-stairs cupboard provides storage, while a central island offers both workspace and a social focal point.

The kitchen opens to a spacious utility room with matching cabinets, work surfaces, and terracotta flooring for a seamless finish. Sink inset to work top, with space and plumbing for appliances. Door to the garden and a very useful downstairs shower room and WC.

Three delightful receptions provide fantastic space for any family. Leading firstly into the dining room, a warm and characterful space, ideal for family meals or entertaining. A wood-burning stove sits within a rustic fireplace with a wooden mantel, perfect for those winter evenings. A large front window captures far-reaching views, while exposed beams add charm. The open-plan connection to the family/sitting room creates a sociable and flowing layout. Door leads to the study and the snug. Step down into a fantastic sitting/family room where multiple windows flood the space with natural light and frame lovely views, making it perfect for both everyday living and entertaining. French doors lead to the snug and study, a cosy retreat that works well as a second sitting area or reading space, with windows to the side and rear and further French doors opening to the garden. At the far end, the study offers an ideal home office or reading room. This versatile area also lends itself to informal family use or hobbies with access from both reception areas.

Stairs rise from the entrance hall to a bright first-floor landing, with windows overlooking the fields to the rear. Doors to all bedrooms and family bathroom, with access to the loft.

Bedroom one is a generous double with wonderful views across the valley. The room features exposed beams and a wealth of fitted wardrobes, space for free-standing furniture, creating a restful sanctuary. Bedroom two is a double room with a side window overlooking the garden and fields. Bedroom three is also a double, with a rear-facing window. Bedroom four is a charming double with built-in shelving and storage, and views across the valley. Bedroom five, currently used as a home office, is a single room with elevated valley views from its front-facing window. It also suits use as a study, a child's bedroom, or a hobby room. The first-floor accommodation is completed by the family bathroom.

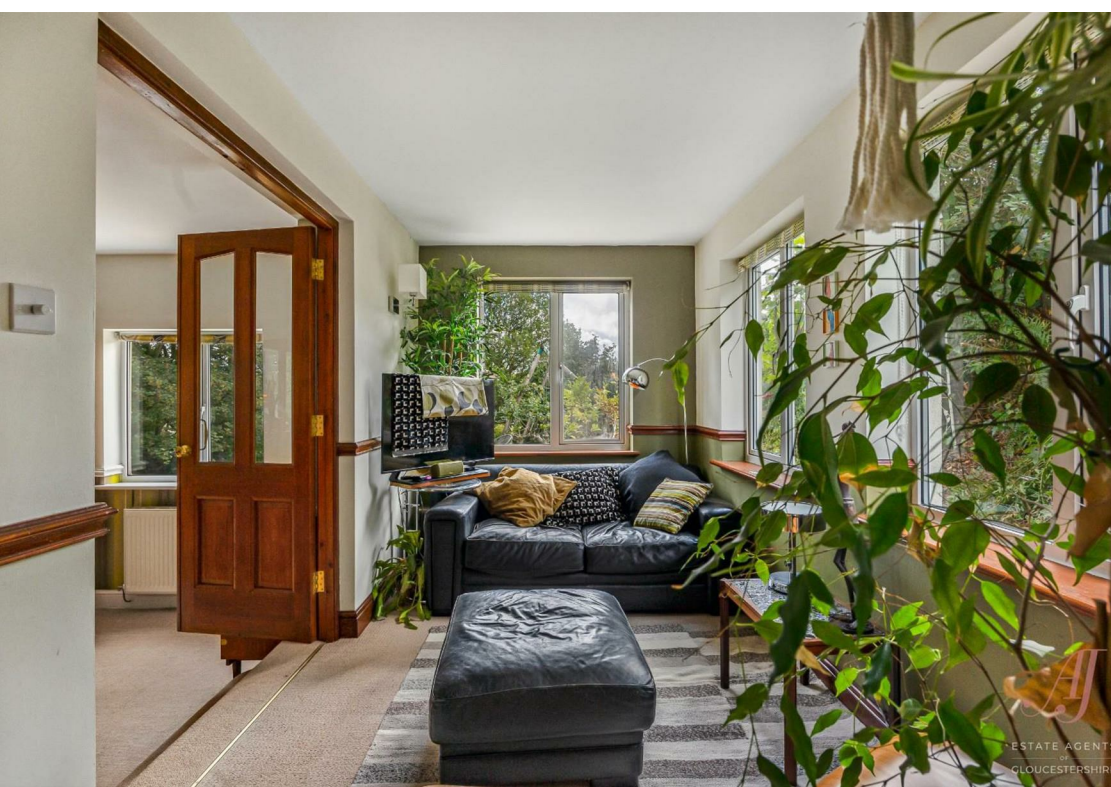
The family bathroom comprises a four-piece suite, include a separate shower enclosure with a stained-glass feature, and a window provides a wealth of natural light.

A truly spacious family home that is inviting and can be enjoyed by all.

AGENTS NOTE:

Stamp Duty at £795,000 First Time Buyer £29,750, Moving House £29,750, Additional Property £69,500





Outside

The gardens are a true highlight of this home, offering a wonderful balance of space, privacy, and rural charm. Set against a backdrop of rolling countryside, the grounds extend across different levels, creating a series of inviting areas for both relaxation and play.

The property enjoys gardens to both sides, thoughtfully arranged to create a variety of terraces, perfect for alfresco dining and entertaining. From the side gate and study doors, the grounds open out onto sweeping lawns, mature shrubs and fruit trees, offering ample space for family activities. A greenhouse offers scope for keen gardeners, while beyond, a more rustic corner. Where the current owner has a firepit area, a perfect place to gather on summer evenings and take in the far-reaching views.

Whether enjoying a morning coffee on the terrace, reading in the hammock, or sitting around the fire as the sun sets, the garden and meadow together form a delightful extension of the home, offering something for every season. The meadow offers that rustic feel with wild grasses and planting whilst you can enjoy such a picturesque open aspect to fields. AGENTS NOTE the meadow area does have restrictions applied to include no permanent structures are erected.

A further garden accessed from the utility room and side garden gate leading to a paved sun terrace, a perfect spot for that morning coffee, surrounded by a mature climbing wisteria and trees, with view across the valley.

To the front a wealth of mature borders with steps leading to the driveway where the garage is located on a approach with double timber doors, provides useful storage.

The elevated position of the home allows for spectacular outlooks across the valley towards Stroud, framed by mature trees which provide both shelter and privacy.



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 E and EPC rating C



Location

Rodborough is one of Stroud's most desirable hillside settings, known for its open green space, strong community feel and far reaching views. At the heart of it is Rodborough Common, a protected stretch of National Trust land offering acres of open space to explore, with grazing cattle, winding paths and panoramic views across the valleys. It is perfect for walking, running or simply taking in the surroundings, with Winstones Ice Cream and a well regarded local pub close by, both well loved within the area.

Stroud town centre is under five minutes by car, offering a mix of independent shops, cafés, restaurants and everyday amenities, along with the award winning weekly farmers' market. The mainline station provides direct routes to London Paddington, making it a strong choice for commuters. Nailsworth is also within easy reach, known for its boutique shops, food scene and relaxed atmosphere, with a range of popular cafés and restaurants.

For wider travel, Cirencester and Cheltenham are both accessible, and the M5 motorway is a short drive away, connecting to Gloucester, Bristol and beyond. The area is also well served by a selection of highly regarded schools, adding to its appeal for families. Overall, Rodborough offers a rare balance of countryside living with excellent access to town and transport links.



Directions

From outside Ecotricity building at the roundabout follow the signposts for A46 Bath road towards Nailsworth. Take the left onto Rodborough Hill just before the traffic lights. Continue up this road towards Rodborough common. Take the left opposite the Prince Albert inn onto Butterrow West, pass the community hall, continue along the Road and on the right is Dark Lane, after this turning the property is located on the right hand side as denoted by our for sale board. ///pave.tripled.dumps



**Approximate Gross Internal Area 1931 sq ft - 179 sq m
(Excluding Garage)**

Ground Floor Area 1113 sq ft – 103 sq m

First Floor Area 818 sq ft – 76 sq m

Garage Area 149 sq ft – 14 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) A			
(81-91) B			
(69-80) C			
(54-68) D		69	76
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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