



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE





VALE VIEW, 49 KINGSCOURT LANE, RODBOROUGH, STROUD, GL5 3QR

The Property

Vale View is an attached Grade II * listed Cotswold stone cottage believed to date back to the 1700s, set within the sought after parish of Rodborough. Positioned on the hillside above Stroud, the property enjoys far reaching views across the valley towards Selsley Common and the surrounding countryside. The location offers a peaceful setting while remaining within easy reach of Stroud town centre, the railway station and the many walks across Rodborough Common and the surrounding hills. The property reflects the traditional character and architectural heritage found across Rodborough and the Stroud valleys.

Access to the cottage is through a small shared entrance gate used by Vale View and neighbouring properties, leading along a pathway to the front of the home. The cottage forms part of an attractive terrace of historic Cotswold stone buildings and immediately displays the character expected from a property of this age.

Constructed from traditional Cotswold stone beneath a tiled roof, the property retains many period features including stone mullion windows, exposed beams, deep window seats and a log burning stove which together create a warm and characterful home.

A stable door opens into the entrance hall which serves as a practical boot room and everyday entrance. From here an opening leads through to the kitchen and the sitting/dining room.

The kitchen has been thoughtfully fitted to make the most of the space and offers a range of cabinets with integrated appliances. Quartz worktops run across the units and are complemented by a Belfast sink. The mullion windows allow natural light to fill the room while also framing attractive views across the valley towards Selsley Common.

The sitting/dining room forms the heart of the home and is full of charm and character. Windows to both the front and rear allow natural light to flow through the space while exposed timber beams add warmth and texture to the room. A stone fireplace houses a log burning stove which creates a cosy focal point during the colder months. There is space for both seating and dining, while a deep window seat provides the perfect place to sit and enjoy the outlook across the valley. A door leads to the stair case to the first floor and useful storage can be found beneath the staircase.

On the first floor the landing provides access to bedroom one along with a storage cupboard with a side window which brings additional natural light into the space. Stairs continue from the landing to the second floor. Bedroom one is a comfortable double bedroom positioned on the first floor and benefits from windows to both the front and side elevations. These windows enjoy attractive views across the valley and surrounding countryside. The deep stone window reveals form charming window seats and highlight the thickness of the original stone walls. A recessed area provides hanging space while the room offers space for a double bed and additional furniture.

Stairs rise from the landing to the second floor where the cottage continues to display its period character. Bedroom two sits beneath a vaulted ceiling where exposed timber beams form a striking feature of the room. A roof window allows natural light to fill the space and adds to the sense of height within the room. Built in cupboards run along one wall beneath the eaves providing practical storage while making excellent use of the space. The room works well as a bedroom, guest room or study depending on individual needs.

The bathroom sits alongside and provides a cosy and characterful space. A panelled bath is set within a tiled surround with shower above, finished with natural stone style tiles and a decorative mosaic band. A hand wash basin is set into a vanity unit while additional cupboards run beneath the eaves providing useful storage.

Vale View presents a rare opportunity to acquire a historic Cotswold stone cottage in a sought after Rodborough setting, combining period charm, countryside views and convenient access to Stroud and the wider Stroud valleys.

AGENTS NOTE

The title restricts the use of the property to a private residence. Long-term residential letting such as a six or twelve month tenancy would normally be acceptable, but short-term holiday letting would not usually be permitted.





Outside

Outside

Outside the cottage enjoys a garden positioned above the property which takes full advantage of the elevated position and the wonderful valley views.

A pathway leads through the garden with steps rising to a lawned area surrounded by established planting and shrubs. The garden offers a setting with a lovely outlook across neighbouring Cotswold stone buildings and towards the rolling countryside beyond.

The elevated position allows the garden to capture impressive views across the valley towards Selsley Common and the surrounding hills, creating a wonderful sense of space and connection with the countryside.

Within the garden there is space for planting beds, vegetable growing and seating areas where the outlook can be enjoyed throughout the seasons. The garden offers an ideal environment for those who enjoy gardening or simply relaxing outdoors while taking in the views.

Vale View presents a rare opportunity to acquire a historic Cotswold stone cottage in a sought after Rodborough setting, combining period charm, countryside views and convenient access to Stroud and the wider Stroud valleys.

AGENTS NOTE

This property is Grade II* listed due to its 17th century origins and the survival of traditional Cotswold features such as stone mullion windows, rubble stone construction and historic proportions.

Only a small percentage of listed buildings hold this higher Grade II* status



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 B and EPC rating E



AJ

ESTATE AGENT
OF
GLOUCESTERSHIRE

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.

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 the summer months herds of cows and 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.

This property is perfectly placed to enjoy both village and town life whilst only a short distance from walks on the common.



Directions

From outside Ecotricity building at the island follow the signposts for A46 Bath road towards Nailsworth. Follow the Bath road passing the Clothiers Arms on your left and continue to a main set of traffic lights, at the traffic lights turn left onto Walkley Hill. Take the second right onto Kingscourt Lane. Follow the road round for quite a distance, passing Stringers Drive on your right and keep going along and property is located on the left hand side as denoted by our for sale board.///interval.hikes.tadpole

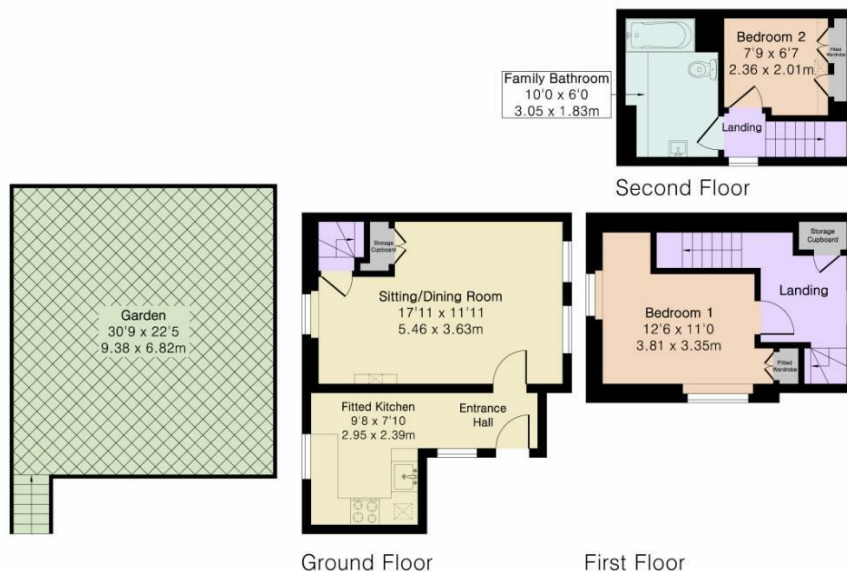


Approximate Gross Internal Area 710 sq ft - 65 sq m

Ground Floor Area 343 sq ft - 32 sq m

First Floor Area 202 sq ft - 18 sq m

Second Floor Area 165 sq ft - 15 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 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove

AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.