



A ESTATE AGENTS
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GLOUCESTERSHIRE



BALDOON, RODBOROUGH QUIET LANE, BURLEIGH, STROUD, GL5 2PW

The Property

Nestled within a wonderfully peaceful and elevated setting, tucked within a pretty hamlet that is flanked to both the front and rear by beautiful National Trust common land, Baldoon is a truly special detached residence offering a rare blend of privacy, space and countryside charm. From the moment you arrive, there is a real sense of escape, with glimpses of far-reaching views, open green surroundings and a wonderfully tranquil atmosphere, all whilst remaining convenient for the nearby amenities of the Cotswold market town of Minchinhampton.

The approach immediately sets the scene. The property is reached across a cattle grid and framed by pretty traditional dry-stone walling, with a pedestrian gate opening onto a generous driveway. Attractive Cotswold stone elevations, mature planting and stunning established gardens create a charming first impression, while to the front, a shaded seating area sits beneath the canopy of mature trees, offering a peaceful spot to pause, enjoy the outlook and take in the surrounding greenery. The wider landscape gives the home a secluded, almost hidden-away feel, without being remote.

The accommodation offers excellent flexibility. The property has clearly been well maintained over the years, providing comfortable living immediately, whilst also offering exciting scope to update, enhance or potentially reconfigure to suit individual requirements.

Entering through a wooden front door with full-height glazing, double glass doors open into a generous central entrance hall, creating a bright and welcoming first impression. From here, there is excellent storage throughout, with the dining/family room sitting at the heart of the property as a sociable everyday space, ideal for family dining, informal seating or entertaining. This room also features a chimney breast, which could potentially be opened up if desired, adding further character and warmth. Windows from both the dining/family room and kitchen look out to the front, allowing the rooms to enjoy the outlook over the garden and surrounding greenery. The fitted kitchen is thoughtfully arranged with extensive wooden cabinets, integral appliances and good preparation space, complemented by a separate utility room providing additional storage and appliance space.

The garden room is a particularly striking later addition, with a vaulted ceiling, roof lights, tiled flooring and extensive glazing allowing natural light to pour in. Bi-fold doors open directly onto the terrace and gardens, creating a beautiful connection between inside and outside. It is a wonderful room for relaxed afternoons, quiet mornings or entertaining, with the garden providing a calm and ever-changing backdrop throughout the seasons.

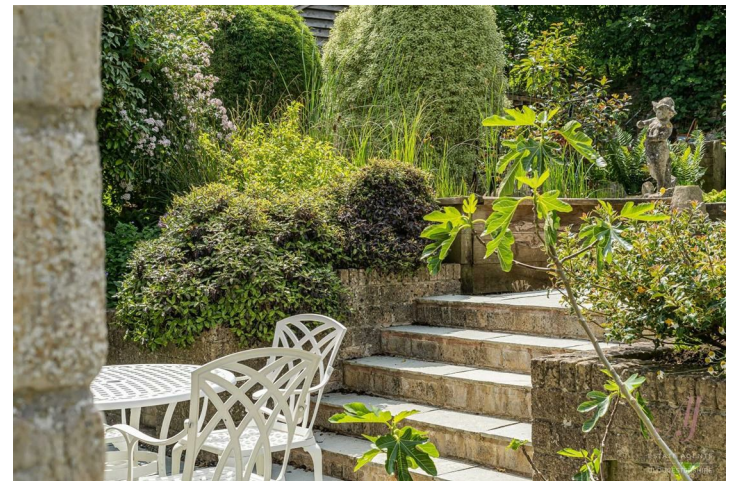
The double garage has two electric doors and loft space above. To the rear, the home office and cloakroom create a versatile area, ideal for those working from home, a studio, hobbies or a quiet retreat away from the main living accommodation. This area, together with the adjoining space, offers exciting potential for an annex-style arrangement for multi-generational living, guests or independent working, subject to the relevant consents, with further scope to explore accommodation above the garage if desired.

Returning to the main accommodation, the sitting room enjoys a lovely triple aspect with bi-fold doors opening directly onto the south-facing garden terrace. It is a wonderfully inviting space for family life and relaxed entertaining, while the chimney breast could potentially be opened up. The natural flow out to the garden makes this room feel especially connected to its peaceful surroundings.

Baldoon boasts three double bedrooms, including a spacious master bedroom with fitted wardrobes and en-suite shower room affording a pretty view over the front garden and treetops beyond. Bedrooms two and three also benefit from fitted storage, with bedroom three providing loft access for further practicality. They are served by a separate bathroom and cloakroom, both of which offer further scope for updating and personalisation.

Overall, Baldoon offers a rare combination of location, flexibility, privacy and lifestyle appeal, with generous accommodation, excellent parking, a double garage, home office, garden room and exciting potential to adapt and enhance over time. Complemented by beautiful gardens, this superb home has so much to offer.

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Outside

Set within approximately 0.27 acres, Baldoon enjoys beautifully established gardens that wrap around the home, creating a lovely balance of manageable, level grounds and generous outside space.

To the front, the driveway sweeps across the property, providing private parking for multiple vehicles and is softened by lawns, gravelled borders, glorious lavender beds, ornamental trees and carefully thought out planting. Low stone retaining walls and mature greenery add texture and character, giving an impressive yet welcoming feel.

The gardens continue around the side of the property, where pathways, chippings and planted areas create a natural flow between the main house, garage, garden room and outdoor seating areas. To the rear, the garden becomes particularly special, with stone terraces and seating areas arranged to make the most of the peaceful backdrop. These areas provide inviting spaces for outdoor dining, morning coffee, evening drinks or quiet moments in the sunshine.

Steps lead through the garden to a tiered level lawn, creating beautifully usable pockets of outside space. The lawns are ideal for children, pets or entertaining, while the mature hedging, trees and established planting bring a lovely sense of enclosure and privacy.

The pond is a particularly charming feature, nestled within the surrounding greenery and adding to the tranquil, almost hidden quality of the garden. It brings movement, reflection and a gentle sense of calm, creating a peaceful focal point that feels wonderfully in keeping with the mature planting and natural setting.

This is an enchanting garden, thoughtfully designed to be enjoyed throughout the seasons, whether entertaining friends, dining outside, pottering among the planting, or simply sitting quietly and taking in the atmosphere. The combination of established planting, Cotswold stone elevations, private terraces, tiered lawns, the pond and surrounding National Trust land gives Baldoon a truly special feel; peaceful, mature and wonderfully in tune with its surroundings.

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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 G and EPC rating E



Location

Burleigh is one of the area's most sought-after hillside settings, loved for its peaceful semi-rural feel, beautiful Cotswold scenery, and excellent access to the surrounding countryside. Nestled below Minchinhampton Common and close to hundreds of acres of National Trust land, the area offers an exceptional lifestyle for those wanting privacy, walks from the door, and a real sense of escape, without feeling remote.

The nearby Minchinhampton and Rodborough Commons are renowned for their rolling open grassland, far-reaching views across the Stroud Valleys and Severn Estuary, and wonderful walking routes through a landscape rich in wildlife and wildflowers. The commons are also designated as Sites of Special Scientific Interest, reflecting their important limestone grassland and diverse natural habitat.

Despite the tranquil setting, Burleigh remains wonderfully convenient. Minchinhampton is only a short distance away and provides a charming selection of everyday amenities, including independent shops, cafes, public houses, and sought-after primary schools including Beaudesert Park preparatory school. Brimscombe Corner at the bottom of the hill, provides a useful post office and general store, while Stroud offers a wider range of shops, supermarkets, restaurants, leisure facilities, and its popular farmers' market.

The area is also well placed for schooling, with secondary and sixth form options in and around Stroud, including Archway School, Stroud High School and Marling School. The charming market town of Cirencester is just over 10 miles away and offers further education at Cirencester College, together with higher education at the Royal Agricultural University.

For those commuting or travelling further afield, the position is particularly appealing, with good access to Stroud, Nailsworth, Minchinhampton and Cirencester, together with railway links from nearby Stroud and Kemble providing direct services towards London. The combination of countryside, convenience, schooling and community makes Burleigh a consistently desirable address within the Stroud Valleys.



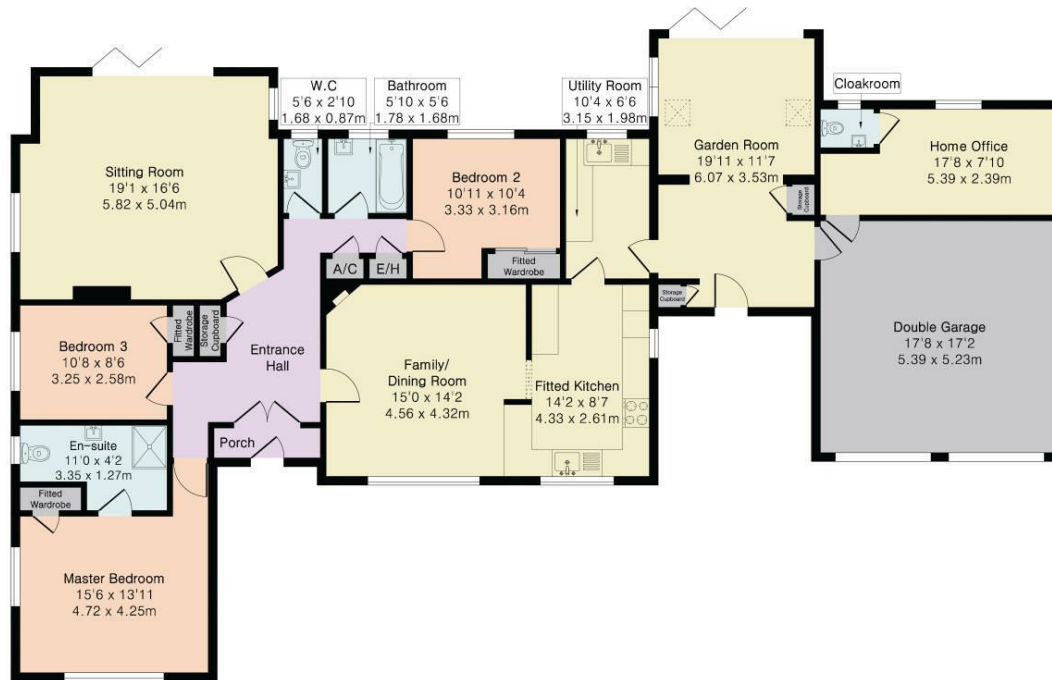
Directions

From Ecotricity in Stroud, proceed through Stroud town centre and continue onto London Road. Follow the road to Brimscombe, then turn right up Brimscombe Hill. Continue up the hill towards Burleigh and Rodborough Common. Go over the cattle grid then take the third turning right onto Rodborough Quiet Lane. Continue along the lane, where Baldoon will be found on the left hand side as denoted by our for sale sign.

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Approximate Gross Internal Area 2128 sq ft - 198 sq m
(Including Garage, Garden Room & Home Office)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(54-68) D			
(39-53) E		39	
(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
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