



ESTATE AGENTS
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GLOUCESTERSHIRE



GARDEN COTTAGE, TABERNACLE WALK, RODBOROUGH, STROUD, GL5 3UQ

The Property

Set in an elevated private position just off Rodborough Common, this is a home that feels quietly special from the moment you arrive. Surrounded by trees and open countryside, with far reaching views across the Stroud valley, there is a calm and almost magical atmosphere, yet Stroud and its amenities remain close by. The approach leads down through greenery, gradually revealing the house and its setting. Stone walls, mature trees and natural planting create a wonderful sense of arrival, with the property feeling beautifully tucked away, private and full of character.

You enter into a welcoming entrance hall where the personality of the home is immediately clear. The front door has a striking red painted finish internally, with a blue, green and turquoise tone externally, adding to the individuality of the property. Wooden flooring, crafted timber joinery and the staircase all add warmth and character. The staircase is a feature in its own right, with red painted treads, straight section timber balustrading and a striking full height stairwell window drawing in light and framing the trees and valley beyond.

From the entrance hall, steps lead down to the lower ground floor, where the layout opens out and creates a lovely sense of separation between the living areas. At the heart of this level is the fitted dining kitchen. Bespoke solid oak units are paired with matt black granite worktops, give the room a warm and individual finish. There is ample preparation space, integrated appliances include dishwasher, freezer, fridge, oven and combi microwave, induction hob, set neatly within the cabinetry and generous room for a large dining table and chairs. Bi fold doors open directly from the dining area onto the terrace, creating a wonderful connection between inside and out. Mature planting, trees and greenery frame the outlook, with glimpses across the valley beyond, making this a lovely space for morning coffee, relaxed lunches or evening drinks.

Moving back through the lower ground floor hallway, there is a handy cloakroom positioned between the dining kitchen and the sitting room. Across the hallway, the sitting room offers a different feel, relaxed, characterful and full of warmth. A log burning stove sits within a brick fireplace, creating a natural focal point. One end gathers around the stove, while the other works well as a music space or reading area. Blue painted windows and a door frame the garden and surrounding trees.

Returning to the entrance level, there are two generous double bedrooms. Bedroom two is currently arranged as both a bedroom and workspace, with Juliet style French doors framing the greenery beyond and an additional bay style window creating an ideal desk area. Timber floorboards and calm neutral walls keep the room feeling peaceful. Bedroom three is another generous double, currently arranged with a bed and study area. The room has a softer, restful feel, with a window overlooking greenery, a character fireplace as a charming focal point and fitted storage for practical everyday use. These bedrooms are served by a beautifully appointed four piece family bathroom, finished with deep blue metro tiling and softer natural stone tiling. There is a panelled bath, separate walk in shower with rainfall head and handheld attachment, a vanity wash hand basin and WC. A large window brings in natural light and a leafy outlook, while fitted storage and a heated towel rail add practicality.

Continuing up to the first floor, the landing gives a wonderful sense of elevation, with the feeling of being amongst the treetops. This level provides two further double bedrooms and an additional bathroom. Bedroom one is the largest of the four bedrooms and has a lovely creative feel. Set beneath sloping ceilings, it includes exposed beams, white painted floorboards, roof lights, a smaller window and blue eaves storage, adding useful storage, colour and character. There is generous space for bedroom furniture, along with a desk or seating area. Bedroom four has a softer, tucked away feel, with pale pink tones, exposed beams and a roof light. A window overlooks the surrounding greenery, while eaves storage runs along the low wall. It is a well proportioned double bedroom with a calm, cosy atmosphere.

The bathroom on this level is a standout feature. Set beneath a vaulted ceiling, with exposed beams and tongue and groove panelling, it includes a beautiful French style bath positioned beneath a striking timber framed feature window. The glazing frames the trees outside, creating a peaceful and private space to unwind, full of charm and completely in keeping with the character of the home.





Outside

The garden and setting are where this home takes on a truly magical feel. Wrapped around the house and shaped by the natural hillside, the outside space feels private, established and beautifully connected to its surroundings. From the dining kitchen, bi-fold doors open directly onto the main terrace, allowing the living space to flow outside with ease.

This is a wonderful area for outdoor dining, morning coffee or evening drinks, with the house itself providing a colourful and characterful backdrop. The soft pink exterior, blue green windows and doors, and seasonal planting all work together to create a home full of warmth, personality and charm.

Beyond the terrace, the garden unfolds in layers. Pathways lead through mature trees, shrubs and natural planting, with tucked away corners, moments of sunlight and shade, and places to pause and take in the setting.

The planting feels natural rather than formal, softening the boundaries and enhancing the sense of privacy. As you move through the garden, the views begin to open up across Rodborough, the Stroud valley and the countryside beyond. The position gives a real sense of elevation, with the feeling of being amongst the treetops while the landscape stretches out below. The outlook changes throughout the day and across the seasons, bringing movement, colour and atmosphere.

The sunsets are particularly special, with the sky filling with warm tones as the light drops across the valley and the house takes on a beautiful evening glow. A home full of colour, warmth and individuality, set in one of the area's most sought after positions. It offers generous and flexible accommodation arranged over three floors, with four double bedrooms, two bathrooms, a cloakroom and beautifully connected living spaces. The views, light and setting give the house a lifestyle that feels genuinely special and hard to replicate.

A setting that feels private, peaceful and tucked away, yet beautifully connected to the surrounding landscape.



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 Common is one of the area's most sought after settings, loved for its open National Trust common land, far reaching views and wonderful walking routes across Rodborough and Minchinhampton Commons. The common is well known for its natural beauty, rare flora and fauna, and grazing cattle, creating a peaceful countryside feel while still being close to everyday amenities.

Nearby, The Bear of Rodborough offers a popular place to eat and drink, set on the common itself, while The Prince Albert is a well regarded local pub with a friendly community feel. Rodborough also has a primary school, community hall, churches and local groups, with Stroud town centre close by for a wider range of shops, cafés, restaurants, supermarkets, schools and the railway station.

For commuters, Stroud provides rail links and access towards Cirencester, Nailsworth, Cheltenham, Gloucester and the M5, making Rodborough Common a lovely balance of countryside living, community and convenience.



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. Go past the Prince Albert Inn which will be on your right and continue up the hill and over the cattle grid. You will see common land on your right hand side and tracks off, take the third right which will be opposite Dark lane continue along this track keeping the common on your left-hand side as you carry on up. You will then see on the right hand side a layby which drops away to the right this is the parking for the Garden Cottage. Steps then lead down to the rear of the property. for sale signs will be seen on approach to the property.

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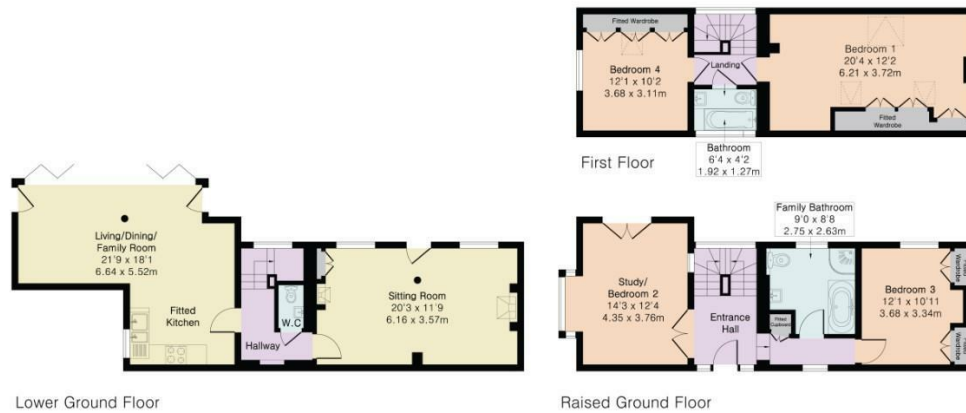


Approximate Gross Internal Area 1575 sq ft - 146 sq m

Lower Ground Floor Area 624 sq ft – 58 sq m

Raised Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 457 sq ft – 42 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		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
	EU Directive 2002/91/EC	

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