



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



THE LODGE, MOUNT VERNON, BUTTERROW HILL, STROUD, GL5 2LR

The Property

A delightful three storey detached stone cottage, set on the edge of Rodborough Common. This cottage offers a perfect blend of character, light and space, connecting with wonderful gardens on tiered levels. Parking for one car directly in front of the cottage.

Approach from a side entrance from the gated driveway of Fort William. Directly leading into entrance hall with a delightful stone spiral staircase, doors leading to a guest bedroom, bathroom and storage cupboard.

Bedroom two a double bedroom and a perfect guest room on the ground floor offering light and good space. A bathroom well presented with window to the side. Nicely presented.

A beautifully hand-forged spiral staircase, a standout architectural feature takes you up to the first floor, where the main living space unfolds. The sitting room is full of character, with exposed stone walls adding texture and charm. This room is expansive and light-filled, thanks to its dual-aspect windows and neutral walls. The ironwork balustrade around the stairwell adds a touch of elegance and gives a clear view of the room's unique design. Windows to the front and side provide garden and valley views. Doors lead to further reception and kitchen.

Further reception off the sitting room or a third bedroom provides good space and wonderful views to the side across the valley. Ideal for home working or guest accommodation.

A fitted kitchen continues the rustic theme with stone feature wall, window to the rear and side, stairs leading to the second floor and French doors opening to the front, bringing in natural light and creating a lovely connection to the garden and sun terrace. A range of wall and base units with free standing cooker, fridge, freezer and washing machine, along with space for dining whilst looking out to the garden.

Stairs lead directly into upstairs, the master suite spans the top level, offering a peaceful retreat. Light pours in through two Velux windows and French doors, open to a Juliet balcony with elevated views over the surrounding countryside. The sense of privacy and elevation here makes it feel like a true hideaway. Completed by en-suite shower room is compact but smartly designed, with a corner shower unit, heated towel rail, and contemporary vinyl flooring.

Architecture & Finish

The home blends traditional materials with a quirky layout that maximizes light and space. Stone walls, wrought iron detailing, and natural finishes throughout give the cottage a warm and individual feel. Each floor has its own identity, connected by the sculptural spiral staircase that makes a statement while conserving space. From the front, the architecture has a classic cottage appeal with a split-level design that tucks neatly into the hillside, blending with the landscape.

AGENTS NOTE

Stamp duty at £319,950 First Time Buyers £997 Moving Home £5,997, Additional Property £21,995





Outside

The property boasts a landscaped, terraced garden that makes the most of its elevated setting, offering far-reaching countryside views across the valley. The garden is a real highlight, with a mix of mature planting, a spacious terrace for entertaining, and a raised timber deck that's perfect for taking in the scenery. There's a strong sense of privacy thanks to well-maintained hedging and stone walls that frame the outdoor space.

The chippings driveway is gated providing off-road parking, with the approach offering a real sense of arrival as you pass through the timber gates and up to the charming stone cottage. The front entrance is framed with cottage-style planting, giving a warm welcome to the home.

This property offers flexible use as a main home, a lock-up-and-leave base, an Airbnb, or an investment.

The estimated rental value is £1,250 PCM.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN



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 E





Location

A tranquil location neatly tucked below Butterrow Hill, close to the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and up Butterrow and nearby Rodborough common.

You can take full advantage of all Stroud has to offer. A short walk or cycle from the property to the town and railway. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market voted the best in the country and the indoor Five Valleys shopping centre; An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark in Stroud.

Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away.

Stroud has good transport links with London Paddington by train and Bath and Bristol by car.



Directions

From Dr Newton's Way, head towards the island where Waitrose is on your left. Take the second exit, signposted Stroud A419 (London Road), and continue for a short distance until you reach a set of traffic lights. Turn right here onto Butterrow Hill and follow the road uphill. As you approach the top, you'll cross a cattle grid. Immediately after the cattle grid, turn right, sign posted for Mount Vernon. Directly on your right, you'll see a driveway which provides access to an enclave of properties. on your left, a track that leads solely to Fort William. On approach you will see a flag as a landmark. Access from the driveway to the head of the garden or gates below provide access into The Lodge What3words location [///sues.incursion.freedom](#) [///kidney.presides.items](#)

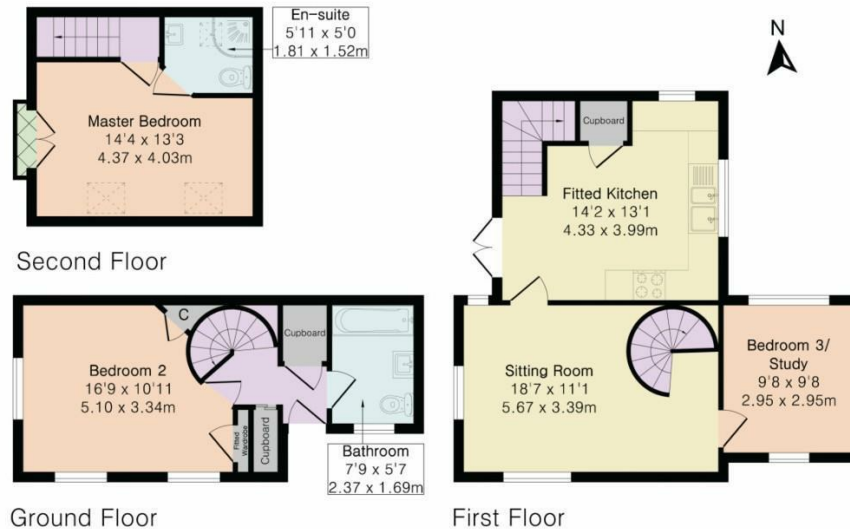


Approximate Gross Internal Area 899 sq ft - 84 sq m

Ground Floor Area 253 sq ft – 24 sq m

First Floor Area 460 sq ft – 43 sq m

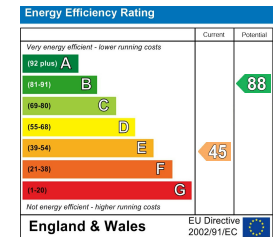
Second Floor Area 186 sq ft – 17 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



AJ



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.