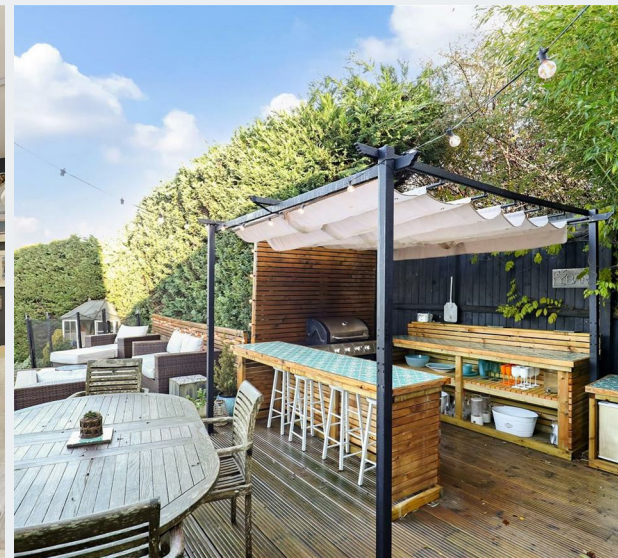


7
BOWNHAM MEAD



WHITAKER
SEAGER



7, BOWNHAM MEAD, RODBOROUGH COMMON, GL5 5DZ

LOCATED ON A PRIVATE ROAD JUST OFF RODBOROUGH COMMON, THIS DETACHED FOUR-BEDROOM HOME SITS WITHIN A GENEROUS QUARTER-ACRE PLOT AND HAS BEEN BEAUTIFULLY TRANSFORMED INTO A FABULOUS FAMILY HOUSE.

The property

Set on a private road off Rodborough Common and occupying a quarter-acre plot, this detached four-bedroom home was built in the 1970s and has been beautifully transformed by the current owners, offering versatile family living with exceptional indoor and outdoor spaces. The former garage has been converted into additional accommodation, and the rear garden has been redesigned for entertaining. An expansive decked terrace with an imaginative outdoor kitchen, and private lawn provide a superb space for family gatherings and leisure.

The front door opens into the hall where stairs rise to the first floor, with access to the cloakroom, bedroom four/home office, the kitchen, and the sitting room. The sitting room features a charming bay window to the front, a central fireplace with gas fire, and double doors to the garden room, which opens onto the terrace with delightful garden views. The kitchen enjoys an open rear aspect, as does the dining room, which features a vaulted ceiling, patio doors to the deck, and is flooded with natural light. (The Stoves range-style cooker and

American fridge are available by separate negotiation). One door leads to the utility, rear hall, and shower room; another to a family room/ snug with cinema screen feature and a vaulted ceiling with French doors opening to a small patio connecting to the deck. The mezzanine area has restricted headroom however provides a versatile space.

Upstairs are three double bedrooms, all with en-suites, two facing the front garden and one enjoying far-reaching valley views. The main bedroom boasts a full wall of fitted wardrobes and a luxurious en-suite with both shower cubicle and bath.

Property Information:
Residents Association manages communal areas – approx. £200 per annum. Heating: gas central heating with gas fire. Restrictive covenants from the 1970s – please ask the agent for details. Ofcom Information: Broadband – Superfast; Mobile coverage – Good/variable.





Guide price
£825,000

- *Sitting Room*
- *Garden Room*
- *Kitchen opening to Dining Room*
- *Family Room/Snug*
- *Utility, Shower Room, Cloakroom*
- *Three Bedrooms with Ensuites*
- *Fourth Bedroom/Home Office*
- *Fantastic outdoor entertaining area*
- *Parking for four vehicles*

WITHIN EASY REACH...

Stroud 2.4 miles
Minchinhampton 2 miles
Nailsworth 2.9 miles
Cirencester 12.1 miles

Outside

The grounds are a significant feature of this property. To the front, a generous expanse of lawn is complemented by a variety of shrubs, bushes, and a tree – ideal for swings or children's play. The driveway provides parking for several vehicles, and a useful side area offers garden maintenance storage. A pedestrian gate provides access to the rear, where additional storage sheds are situated. The private, enclosed rear garden is bounded by mature hedging, creating a secluded space with a discreet storage area behind. The lawn is accessed from the superb raised decked terrace, which features an outdoor kitchen (BBQ not included). This versatile terrace is perfect for alfresco dining and entertaining, with direct access from the family room, dining room, and garden room, making it an ideal space for enjoying the outdoors in style.

Situation

Bownham Mead is sat in the Cotswold Area of Outstanding Natural Beauty off Rodborough and Minchinhampton Commons. This special setting is surrounded by National Trust Commons, together creating over 650 acres of open space. The Bear of Rodborough Hotel and the locally famous Winstones Ice Cream factory are both within easy walking distance. Stroud Train Station offers direct train links to London (Paddington) circa 90 minutes. Minchinhampton village has a grocer shop, butcher shop, chemist, doctors surgery and a primary school. 'Minch' golf club has three courses, one of which is on the NT Common opened in 1889. Stroud, a larger urban centre, provides a variety of major supermarkets, including Waitrose, in addition to an award-winning Farmer's Market. Nearby Nailsworth is also a popular Cotswold market town. Beaudesert Park School, an independent school, is found across the Common and Wycliffe College in Stonehouse is another local private school option. There are two local grammar schools. Closest motorway junctions are M4 (junction 15) and M5 (junction 13).



Approximate Gross Internal Area = 161.0 sq m / 1733 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261246)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 5DZ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

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