

1 ROCK TERRACE RUSCOMBE



WHITAKER
SEAGER



1 ROCK TERRACE, RUSCOMBE ROAD, RUSCOMBE, STROUD, GL6 6DA

A CHARMING RENOVATED GRADE II LISTED
COTSWOLD STONE RESIDENCE, POSITIONED IN
AN ELEVATED VILLAGE SETTING, WITH
BEAUTIFULLY LANDSCAPED GARDENS.

The property

Discreetly positioned within the idyllic village of Ruscombe, this enchanting Grade II listed period terrace enjoys a beautifully elevated setting and has been renovated to an exceptional standard throughout. Arranged over three storeys, the house offers a fusion of historic character and refined contemporary living.

The interior is rich in authentic detail, with exposed Cotswold stone walls, original timber beams, stained glass windows and an open fireplace combining to create a home of warmth, elegance and enduring appeal. A traditional stable door opens into a welcoming entrance hall, where tumbled limestone flooring flows effortlessly through the utility room, cloakroom and into the kitchen.

The kitchen/breakfast room is a striking, light filled, double aspect space, beautifully appointed with an elegant in-frame Shaker style kitchen, polished quartz work surfaces and a Belfast ceramic sink. A breakfast bar provides informal seating, while integrated appliances include a dishwasher, with space for a range style cooker.

The fridge/freezer is discreetly positioned across the hall, enhancing the kitchen's sense of symmetry.

Adjoining the kitchen, the dining room offers an intimate space for entertaining and flows seamlessly into the sitting room, both finished with striking herringbone engineered oak flooring. The sitting room is particularly atmospheric, featuring sandblasted stone walls, exposed beams and a HETAS registered multi-fuel stove set within an open fireplace. Bespoke cabinetry beneath the stairs provides practical yet elegant storage, while a door leads directly to the front of the property.

The first floor is home to a beautifully re-fitted family bathroom and a generous principal bedroom suite, complete with en-suite shower room and enjoying views over the garden. The top floor is devoted to a second double bedroom, enhanced by two substantial built-in cupboards offering excellent shelving and hanging space. The property has gas central heating.





Guide price
£475,000

- *Entrance Hallway*
- *Sitting Room*
- *Dining Room*
- *Kitchen & Utility Room*
- *Kitchen Loft Area*
- *Main Bedroom & Ensuite Shower Room*
- *Family Bathroom*
- *Bedroom Two*
- *Outbuilding*
- *Landscaped Gardens*

WITHIN EASY REACH...

Stroud - 2.9 miles

Painswick - 4.5 miles

Gloucester 8.1 miles

Cheltenham - 17.1 miles

Bristol 32.4 miles

Outside

The property's gardens are a true delight, offering a series of beautifully curated spaces in which to relax, entertain, or simply soak in the serene surroundings. A shared pathway leads to the main lawn, where a raised patio provides a peaceful vantage point with enchanting glimpses across the picturesque valley. Elsewhere, a charming seating area, laid with Cotswold stone gravel and subtly illuminated for evening ambiance, invites quiet reflection, while a discreet area serves as a practical wood store. A further paved courtyard offers a private, low maintenance space ideal for alfresco dining or entertaining, seamlessly accessible from the kitchen. Complementing these gardens is a versatile stone outbuilding, thoughtfully upgraded by the owners to create a flexible studio, home office, or storage space, with additional room above to suit a range of lifestyle needs. Each corner of the garden has been designed to blend beauty and functionality, creating an outdoor sanctuary that perfectly complements the elegance and character of the home. Ofcom reports that the property enjoys access to ultrafast broadband speeds alongside good mobile phone coverage.



Situation

Ruscombe is an attractive Cotswold village located in an elevated position on the outskirts of Stroud, known locally for its breathtaking views over neighbouring countryside. A local community shop can be found in nearby Whiteshill in addition to the services of a Parish church, primary school and pub. Other primary schools can be found in Randwick and Cashes Green. The nearest secondary school is Archway School found in Paganhill, in addition to two grammar schools Marling for boys and the High School for girls. Wycliffe College is the nearest independent school. Local pubs include the Carpenters Arms at Westrip and the Vine Tree Inn in Randwick. The Whiteshill and Ruscombe village hall is positioned in Whiteshill.

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
 Store = 7 sq m / 75 sq ft
 Outbuilding = 11.3 sq m / 122 sq ft
 Total = 114.2 sq m / 1229 sq ft

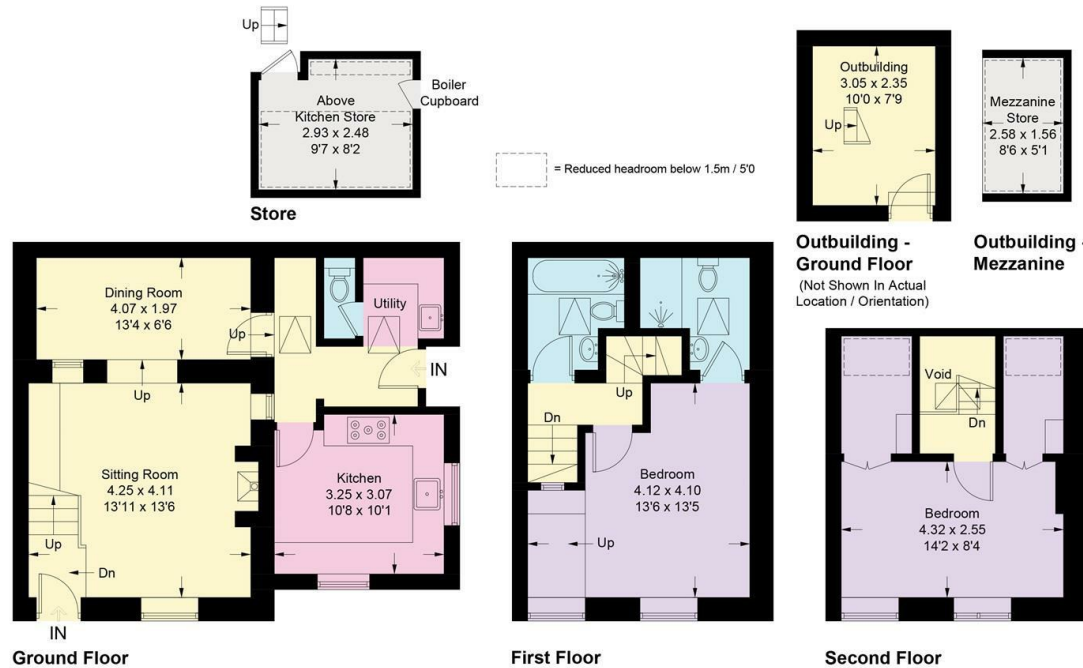


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961179)



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

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Useful Information

Tenure: Freehold

Postcode: GL6 6DA

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 C and EPC rating

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.

