

# SPRING HOUSE RODBOROUGH COMMON



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# SPRING HOUSE, 39 BOWNHAM MEAD, RODBOROUGH COMMON, STROUD, GL5 5DZ

SITUATED OFF RODBOROUGH AND MINCHINHAMPTON COMMONS ALONG A PRIVATE ROAD, THIS EXTENDED DETACHED FIVE-BEDROOM HOME OFFERS A DOUBLE GARAGE, AMPLE PARKING, AND IS AVAILABLE WITH NO ONWARD CHAIN.

## *The property*

This stylish detached house, built by Redcliffe Homes, sits near the entrance of a private road within Bownham Mead, directly off the picturesque Rodborough and Minchinhampton Commons.

Constructed in 2017 and nestled in a sought-after conservation area, this attractive residence offers thoughtfully designed accommodation beginning with an impressive entrance hall and striking central staircase.

Combining contemporary design with generous living spaces and a wonderful connection to the garden, this home delivers comfort and style in a prime Cotswold location.

At its heart is a superb open-plan kitchen/breakfast room, fully fitted with built-in appliances and a central island. This inviting space flows into a magnificent garden room, where a glorious roof lantern floods the area with natural light. Double doors open onto the garden, creating a seamless link between indoors and out, while internal doors connect to the spacious living room — ideal for modern family life and entertaining.

There are two principal reception rooms: one with an attractive stone fireplace and woodburner, the other offering flexible space for your family's needs. A practical utility and cloakroom complete the versatile ground floor.

Upstairs, five bedrooms and three bathrooms (including two ensembles) provide ample space for a growing family. One of the smaller bedrooms is currently arranged as individual home offices, suiting today's lifestyle perfectly.

### Property information.

There are covenants, stipulations and restrictions please ask for further details.

An annual residential management fee covers maintenance and up-keep of all communal areas in addition to various insurances. In 2025, the costs are £361 per household.

Heat source: Gas central heating and a wood burner.

Ofcom: Broadband: Superfast available. Mobile coverage: Outdoor - likely and indoor - limited.





***Offers in excess of  
£995,000***

- *Imposing Entrance Hall*
- *Two Reception Rooms*
- *Kitchen/Breakfast Room opening into a magnificent Garden Room*
- *Utility and Cloakroom*
- *Two Bedrooms with Ensuites*
- *Three further Bedrooms*
- *Family Bathroom*
- *Landscaped Garden*
- *Detached Double Garage*
- *Parking for several Vehicles*

***WITHIN EASY REACH...***

*Stroud Train Station 2.3 miles*

*Stroud 2.4 miles*

*Minchinhampton 2 miles*

*Nailsworth 2.9 miles*

*Cirencester 12.1 miles*

## *Outside*

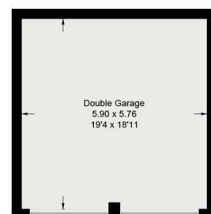
Flanked by an established beech hedge and enclosed by a charming stone boundary wall, the entrance opens onto a generous block-paved driveway providing ample parking for multiple vehicles and leading to a double garage with two electric up-and-over doors. A wooden gate to the side of the house offers convenient pedestrian access to the rear garden. The rear garden is delightful and fully enclosed with wooden fencing and a hedge beyond for added privacy. Predominantly laid to level lawn, it features wide flower and shrub borders that add vibrant pops of colour throughout the seasons. A patio directly outside the garden room creates a wonderful spot for entertaining or simply relaxing. Tucked around the corner is a practical work and storage area with a shed and log store.

## *Situation*

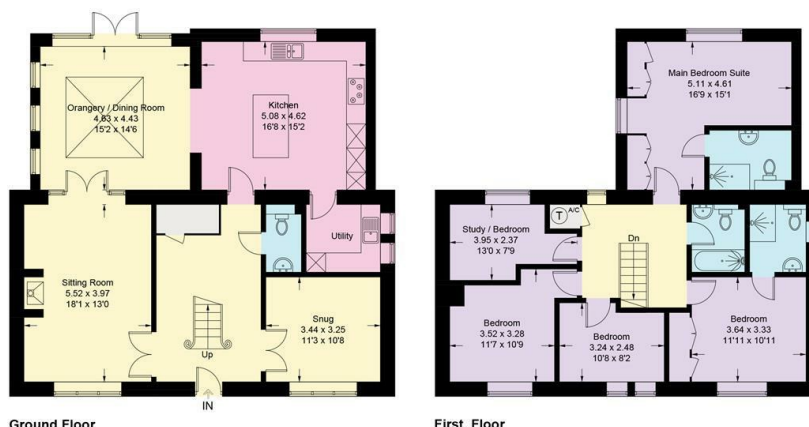
Bownham Mead is sat in the Cotswold Area of Outstanding Natural Beauty off Rodborough and Minchinhampton Commons. This special setting is surrounded by National Trust Commons, together creating over 650 acres of open space. The Bear of Rodborough Hotel and the locally famous Winstones Ice Cream factory 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 = 198.7 sq m / 2139 sq ft  
 Double Garage = 33.9 sq m / 365 sq ft  
 Total = 232.6 sq m / 2504 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223823)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>92</b>               |
| (81-91) <b>B</b>                            | <b>85</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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## 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 F and EPC rating B

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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