

Pipers Mead

Rodborough Common, Stroud, Gloucestershire



A fabulous home in a sought after location.



**Pipers Mead, The Hithe,
Rodborough Common, Stroud,
Gloucestershire GL5 5BN**

Mileages

Minchinhampton – 2.5 miles; Stroud – 2 miles; Nailsworth – 3.4 miles; Stroud Railway Station – 1.8 miles; Kemble Railway Station (to London Paddington in 75 minutes)– 12.6 miles; Cirencester – 12.7 miles

Accommodation

Reception hall, four reception rooms, fitted kitchen, breakfast room/conservatory, utility, cloakroom, master bedroom suite, three further bedrooms one with en suite, family bathroom.

Outside

Extensive landscaped grounds, double garage, workshop, WC.

Total plot just over 0.8 acres.

Description

A beautifully presented country residence located in an enviable and established setting directly off Rodborough Common.

Centrally positioned within its landscaped level plot, this superior detached property sits back from the private road down its own sweeping driveway.

The substantial and well proportioned family accommodation comprises 3841 sq.ft. of living space. An impressive reception hall leads into the 30 ft. drawing room with a stone fireplace, dining room, sitting room and kitchen. The well appointed kitchen incorporates fitted appliances including an AGA and pantry. This leads into the utility and separate dining preparation area which opens into a delightful conservatory used as a breakfast room. To the front a further conservatory is found, this is currently utilised as a home office.

On the first floor the open spacious landing has room for a study or hobbies area. The delightful master bedroom suite consists of a walk in wardrobe and re-fitted luxurious en suite bathroom. There is a guest bedroom with an en suite shower room in addition to two further bedrooms and a family bathroom.

Outside

A sweeping drive with central turning circle leads to a detached double garage with a workshop and WC. The landscaped grounds are evenly divided to the front and rear and are a major feature of the property. They are made up of extensive lawned areas with imaginative shrub and flower borders. A patio and greenhouse are found to the rear. Backing onto Rodborough Common the rear garden offers great privacy.



Situation

The Hithe is a private residential road with a select group of individual homes of style and quality. Rodborough Common together with its neighbour Minchinhampton Common with some 600 acres of commonland vested in the National Trust, is designated as an Area of Outstanding Natural Beauty where opportunities for walking, golf and equestrian activities are readily available. Local amenities are accessible in the towns of Minchinhampton, Stroud and Nailsworth with a wide selection of recreational facilities, individual shops and supermarkets. Stroud holds an award-winning Farmers' Market every Saturday. Education within the area is excellent and includes Beaudesert Park Preparatory School, Wycliffe College, Cheltenham Ladies' College and Cheltenham College, and Grammar Schools at Stroud High School for Girls & Marling School for boys. Access to the M5 motorway is available from J13 at Eastington, with Cheltenham, Gloucester, Cirencester, Bath and Bristol all within easy driving distance. A mainline intercity rail service to London (Paddington) is available from Stroud or Kemble.

Directions

Leave Stroud on the A419 in the Cirencester direction. After approximately half a mile turn right at the traffic lights into Butterrow Hill. Climb the hill for another mile and almost at the top of the hill, turn first right along the small single track, then turn right again (if you get to The Bear you have gone too far). A short way along, turn left across a cattle grid into The Hithe. The private driveway to the property will be found on the right-hand side.



The Prime and Country House team would be delighted to show you around this property.

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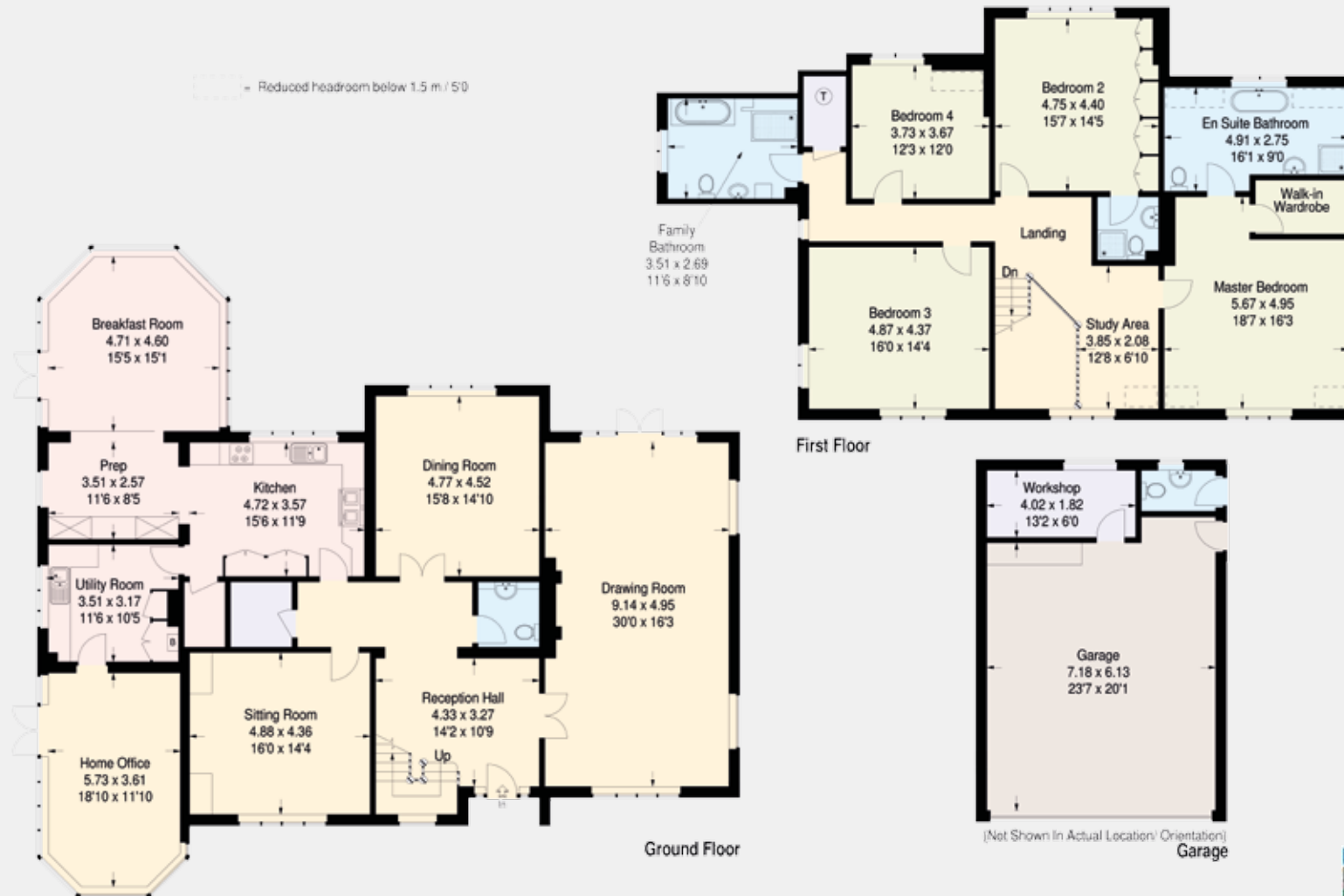
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Approximate gross internal area. Main house = 3,841 sq ft / 357 sq m, Garage = 603 sq ft / 56 sq m, Total = 4,445 sq ft / 414 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, United Kingdom House, 180 Oxford Street, London W1D 1NN

