



JAMES PYLE<sup>Co.</sup>



**The Lodge, Shepherds Well, Rodborough Common, Stroud, Gloucestershire, GL5 5DD**

Detached 19th Century gatehouse  
Unique character property  
Recently extended and upgraded  
3 bedrooms, 2 bathrooms  
Magnificent living room with bi-folds  
Kitchen and utility room  
Garage with planning permission  
South-facing 'outdoor living' garden  
Very desirable position on the common



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £675,000**

Approximately 1,067 sq ft

‘Set within a private road on the highly desirable Rodborough Common, this 19th Century detached gatehouse is a unique home and has been wonderfully upgraded’

### The Property

The Lodge is a 19th Century detached property historically known as Fairfax Lodge the gatehouse to the former Bownham Park House estate occupying a prestigious position on Rodborough Common which comprises some 287 acres of National Trust common land. Constructed in 1862, this characterful property has a colourful history and still displays period features and impressive 9ft4 ceilings.

Over the last 18 months, the property has been upgraded with new windows, all new flooring, new flu and dual-burner, replacement guttering, updated bathrooms, and a stylish rear extension perfectly configured to connect indoor-outdoor living. The tastefully presented accommodation is arranged over one floor and extends in all to 1,060 sq.ft. At the heart of the home is the magnificent 25ft reception room featuring the new dual-burner and corner bi-fold doors spilling out into the garden which provide ample natural light in addition to a skylight. The kitchen is well-equipped with country style timber units, a range cooker, built-in dishwasher, wine cooler, and adjoins a utility room which has rear access. There are three double bedrooms and a family bathroom. The principal bedroom benefits

further from an en-suite bathroom.

The sunny south-facing garden has been superbly designed as an outdoor living area illuminated by external lighting making it an idyllic area to enjoy even in low light, perfect for hosting guests. The garden is also easy to maintain landscaped with a patio terrace and artificial lawn, whilst it is completely secured by timber fencing. There is a plenty of parking over a gravelled driveway with an EV charging point in addition to a garage which has electric doors, power, lighting and loft storage above.

Planning permission has been granted and remains valid to rebuild the garage as a larger unit and include a hobby room over complete with shower room, balcony and external spiral staircase. Planning reference: S.21/1369/HHOLD.

### Situation

Shepherds Well is an exclusive private road situated on Rodborough Common comprising only 7 detached properties. Rodborough Common has 287 acres of National Trust land favoured for its extensive species of rare wildlife with ample walking routes to explore whilst



enjoying elevated views over the Severn Estuary and surrounding Cotswold valleys. Amenities close by include the Bear of Rodborough Inn located just a short walk away renowned for its fine dining whilst for the summer months the greatly popular family-run Winstones ice-cream parlour is a further gentle stroll away. The neighbouring town of Minchinhampton has a thriving community with a historic Market Place and an excellent primary school whilst the market town of Stroud is located only 2 miles away with further facilities including its famous award-winning Farmers Market, large supermarkets, hospital and cinema. The local prep school Beaudesert Park is at the adjoining Minchinhampton Common, with Wycliffe College and Westonbirt School both within practical travelling distances. Fast trains from Stroud station reach London Paddington in as little as an hour and thirty-five minutes and the M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands whilst the A417 is readily accessible linking the M4 & M5. Ample local sporting opportunities including a number of golf courses and National Hunt racing at Cheltenham.

### Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. There is a contribution of £30pcm by each residence of Shepherds Well to a sinking fund covering any maintenance needed for the private road.

### Directions

From Stroud, proceed to Rodborough Common and pass over the common towards Minchinhampton. Pass the Bear Inn on the right and take the second left hand turn into Shepherds Well over the cattle grid. The property is the first on the right hand side. Postcode GL5 5DD. What3words: ///indulges.cattle.haunt

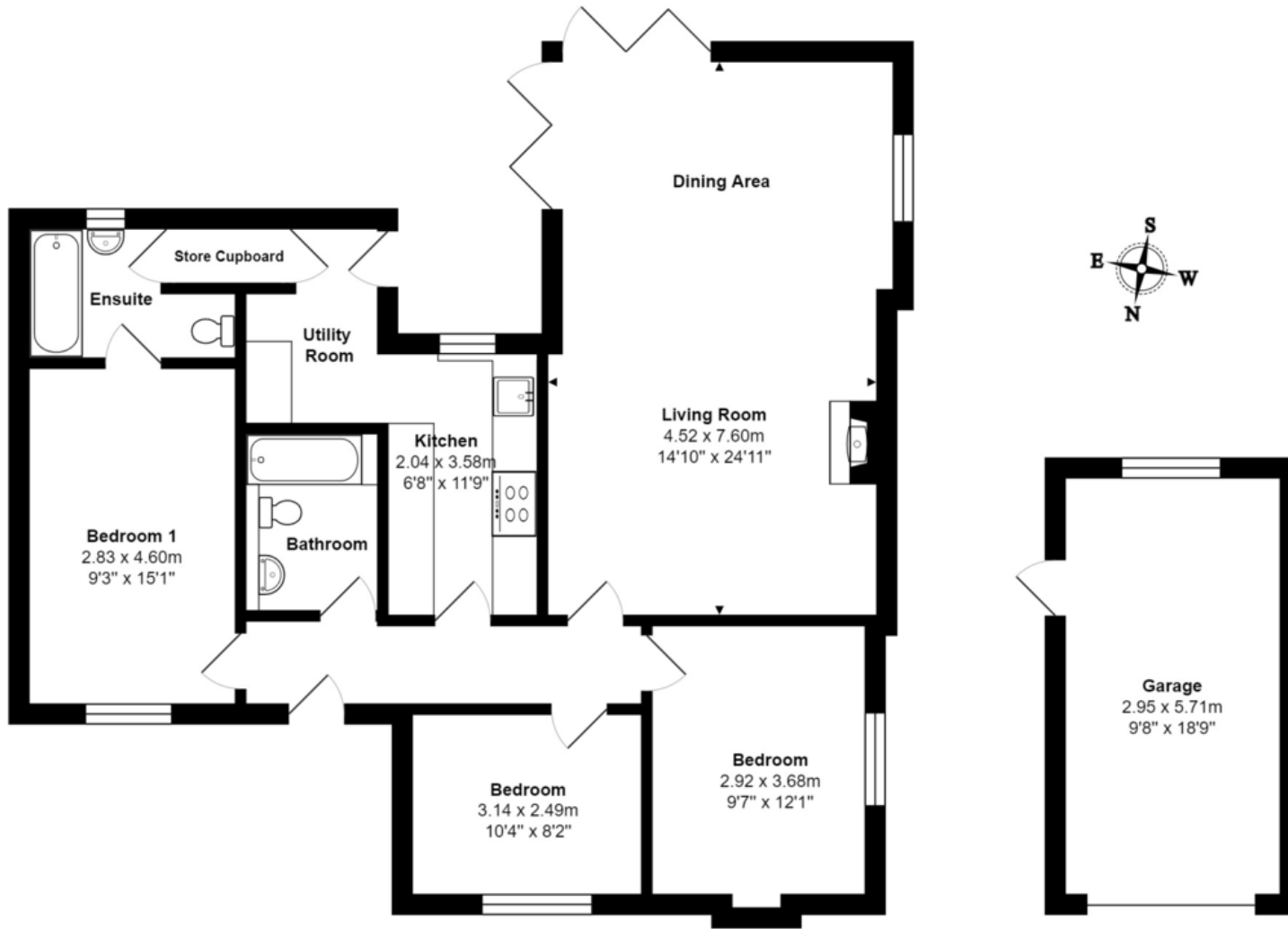
### Local Authority

Stroud District Council

### Council Tax Band

E





Total Area: 98.6 m<sup>2</sup> ... 1061 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577