

## Hill Top Farm

Whiteway, Stroud GL6 7ER



Detached family residence set in over six acres | Six bedrooms all with en-suites

Beautifully presented throughout with far reaching views | Bespoke hand made kitchen/ breakfast room and utility room

Stunning sitting room with attractive fireplace | EPC C

**£1,450,000**



# Hill Top Farm

## Whiteway, Stroud GL6 7ER



6 Bedrooms



7 Bathrooms



3 Receptions

This is the most delightful property located in the village of Whiteway. Approached via a gated entrance and surrounded by landscaped gardens within excess of 6 acres of land and far reaching views to open countryside.

The property was built by the owners in 1997 and exceptional planning went into the design of this incredible family residence that offers privacy but is not isolated. A long driveway sweeps up to the property with a detached double garage with a room above, gated access to the paddocks and circular driveway up to the residence. Internally the accommodation offers a wealth of space throughout. A large reception hall welcomes you into the property, bespoke kitchen/breakfast room taking full advantage of the views, opening onto the terrace and lawns. Utility room with a cloakroom. A welcoming sitting room with an attractive fireplace and delightful dining room. Master bedroom suite with a large four piece bathroom suite, a guest bedroom with en- suite bathroom, three further ground floor bedrooms with en- suite shower rooms. To the first floor a further

bedroom with cloakroom.

The grounds are to the rear and the side of the property and lend themselves to be paddocks with gates from the main driveway. The property has LPG gas heating system and runs on radiators and underfloor heating. This is the most beautiful location and a fantastic residence offering incredible space.

### Amenities

Whiteway nestles amidst rolling Cotswold countryside enjoying the idyll of rural life and yet it enjoys access not only to local villages but also to the towns and cities of central Gloucestershire.

Nearby Miserden is a picturesque village, unspoilt and echoing the tranquillity of times past and providing post office store, public house and primary school.

The centres of Stroud, Cirencester, Gloucester and





Cheltenham all provide more extensive shopping and recreational facilities and mainline railway stations at Gloucester, Cheltenham and Stroud provide regular services to London and the Midlands. The M5 and M4 motorways are also easily accessible.

### Directions

From our office on the London road head towards the mini roundabout and take the first exit onto Union street and follow this road passing the police station on your left hand side and continue on the Bisley Old road and follow out of the town. Continue until coming into the hamlet of Stancombe. Take the second turning on the left on the bend, follow this road to the end to a T junction and turn left.

Follow this road through The Camp a small village and continue to follow this road for some two miles or so until you will see a turning on your right hand side into the village of Whiteway.

Once in the village you will see a brick built bus shelter on your right hand side with two driveways, take the first chipping driveway and follow, you will then approach to private sets of gates. This property is the first gates on your right with wrought iron electric gates and an intercom system providing access.

### Services & Tenure

We believe the property is served by mains electricity and water. Drainage served by septic tank and there is LPG Gas. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

### Local Authority

Stroud District Council

REF: 71020142/26151/MJC







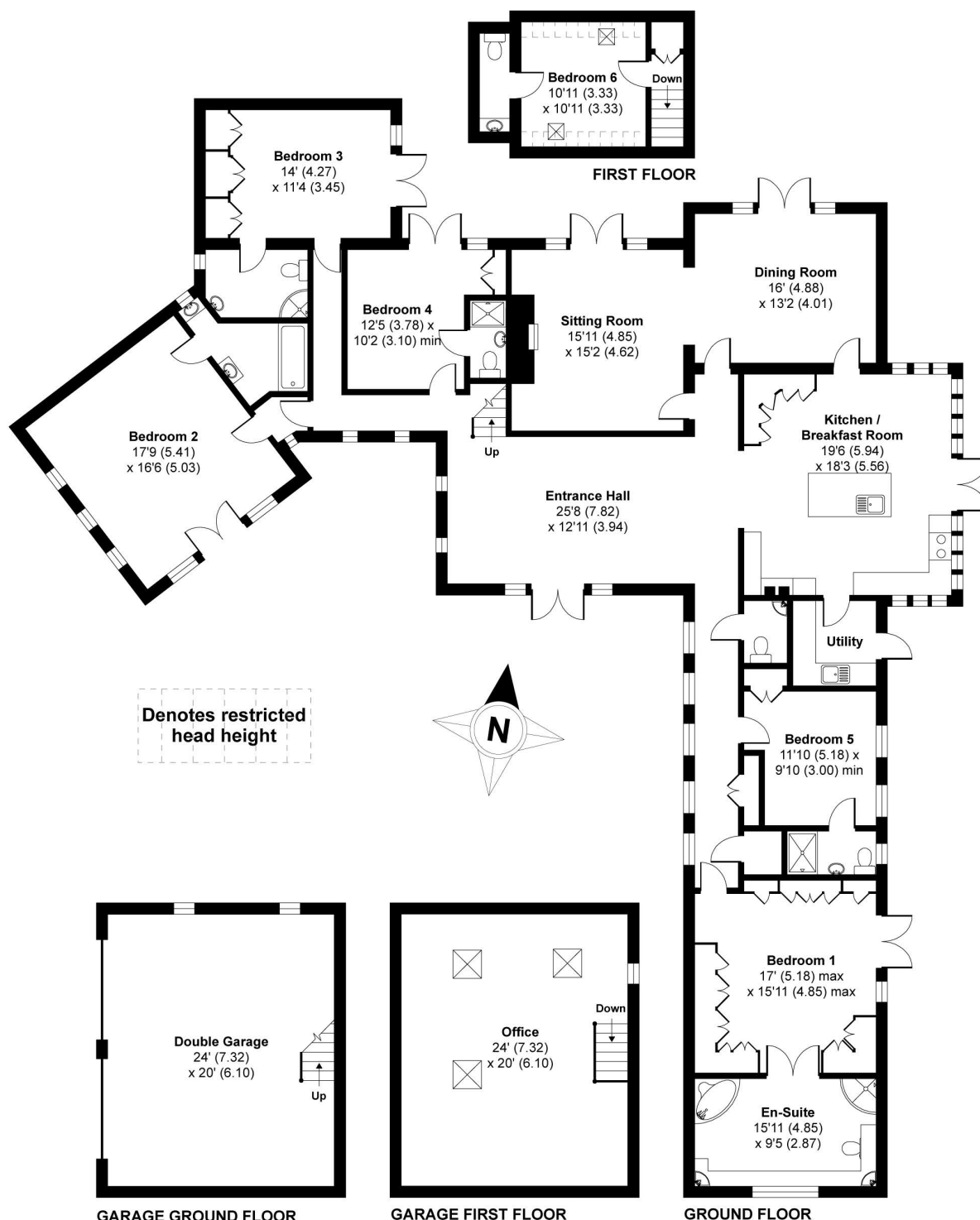






# Hill Top Farm, Whiteway, Stroud, GL6

APPROX. GROSS INTERNAL FLOOR AREA 4097 SQ FT 380.6 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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