



A

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GLOUCESTERSHIRE



THE MANSE, FIELD ROAD, WHITESHILL, STROUD, GL6 6AH

The Property

The Manse is a charming, detached house that has undergone complete modernisation creating incredible internal space over two floors and the owners have exposed the character seamlessly with modern living space. Two fireplaces with log burners inset, double glazed sash windows throughout, entrance hall with Minton tiled floor, complimented by wooden flooring to reception and kitchen/family dining room. Period panelled doors with lovely crock fittings.

On approach a block paved driveway provides parking for two cars up to a detached garage. A garden gate leads you into the garden with quarry tiled central pathway leading to the front entrance.

Internally a beautiful period Minton floor greets you with stairs to the first floor. Doors lead to receptions and kitchen/family dining room, laundry/boot room and cloak/shower room. Throughout the house the sash style double glazed windows provide a wealth of natural light and views.

A stunning sitting room with views to the garden, central fireplace with log burner inset and to each side bookshelves and cabinets adding to the charm in a lovely deep blue. Completed by wooden flooring.

The heart of the house a stunning bespoke fitted kitchen in soft cream and a deep navy blue combination. A central island having a granite worktop with sink inset, soft lighting above. Base units underneath with integral appliances to include a dishwasher and a re-cycle bin drawer. Breakfast bar with space for four. A range of base and wall mounted cabinets to one wall in a soft cream with a quartz worktop complimented by Range style cooker and American style fridge with internet and wooden flooring throughout. Opening to a beautiful dining/family room space with Cotswold stone fire surround and log burner inset. Window to the side with a bay window to the front overlooking the garden.

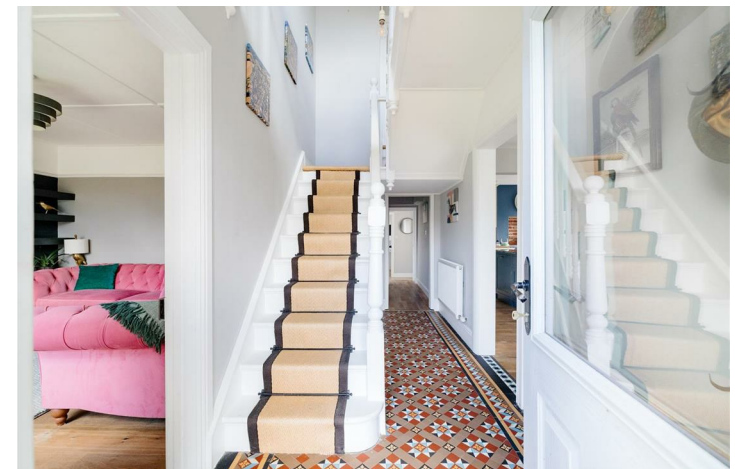
From the hall a large laundry/boot room with a range of units with appliance space. Space to have a pantry. The hallway continues with doors leading to a further reception used as a cinema room complete with built in storage and skylights. A cloak and shower room all beautifully presented with a door to the rear of the property. (This area could easily be utilised for a self contained space with its own entrance for a granny annexe/teenage hideout or an income provider).

On approach to the first floor, reed flooring with a runner up the staircase leads to a tiered galleried landing, wealth of natural light floods in from the front. Two double bedrooms with views to the front.

To the rear landing a stunning four-piece family bathroom complete with built in linen/toiletry store. A further double bedroom. Completed my master suite with two windows to the side providing views across the valley, a lovely en-suite shower room.

This property is such a delight to see, I was fortunate to sell this property to the current owners in 2019. It really is a complete transformation. They bought it as a family home wanting to create space for all the family to enjoy. They have really thought about the needs of a family throughout the house that connects beautifully with the garden.

What is not to love about this family home that provides versatile accommodation for a family along with home working. Set in the heart of a wonderful village community.





Outside

Outside

Enclosed garden provides a wealth of planting to raised borders to one side. A sun terrace complete with fire pit, perfect for those summer gatherings opening to lawn. A lovely, enclosed chicken coop with steps down to a paved frontage and to the side of the garage. Complimented by a central quarry tiled pathway up to the entrance, with a stunning Wisteria climbing to the stone frontage of the house. To the side boundary the owners have created inset to the fencing planting area perfect for strawberry growing.

Garage provides up and over door to the front providing secure storage space with a door inset to an insulated room used as a gym. To the side from the garden, patio doors open to a wonderful office overlooking the garden, perfect for home working with a sun terrace outside.

Paved private driveway in front of the garage provides parking for two cars at ease and further parking for one smaller car to the rear. Garden gate provides an ease of access to the house and garden.



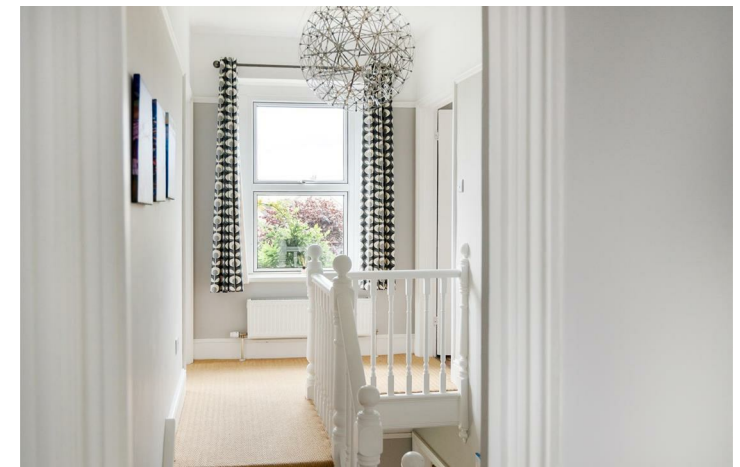
Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating D





Location

Located in a well regarded residential area, in close proximity to Whiteshill a thriving village. The village includes community run shop/café and locally run pub and BnB. Whiteshill also has a village hall used for local independent groups and functions as well as a church. Rural countryside walks to Ruscombe and Randwick. Convenience store along with local post office a short distance from the property in nearby Paganhill.

A walk from the property via a shortcut provides an ease of access to Stratford park with leisure centre, outdoor lido and museum. Providing perfect facilities for all the family to enjoy. Ease of access to Stroud centre.

Stroud is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country and the indoor Five Valleys shopping centre.

An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. Stroud has a wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark.

Within easy access a range of State and Private schools to include Archway Secondary school, Stroud High (girls), Marling (boys) Grammar Schools and Wycliffe. A wealth of primary schools locally and Stroud College. Bus routes and rail links from Stroud with direct line to London Paddington along with easy access to the Motorway.



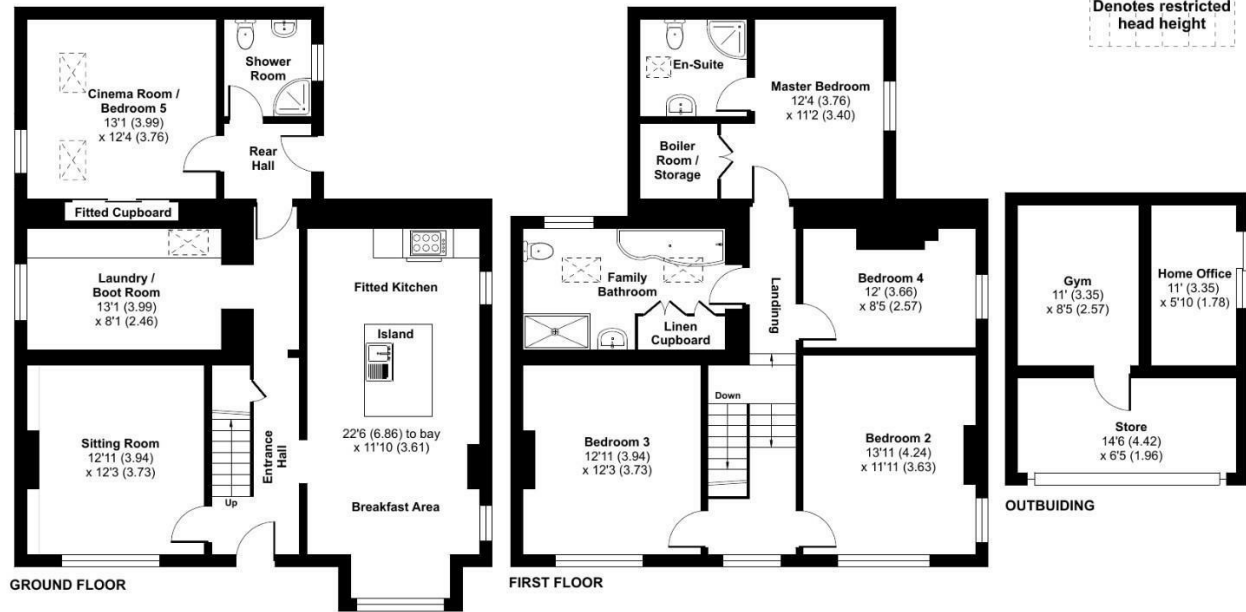
Directions

From the centre of Stroud, take the first exit at the Ecotricity roundabout and then the second exit onto Cainscross Road towards Cainscross. Continue through the traffic lights with Homebase on your left, at the next roundabout take the third exit towards Paganhill and Whiteshill. At the mini roundabout take the first exit towards Whiteshill, continue up the hill, passing the church on the right hand side, keep going up the hill and there is a bus shelter on the right. Straight afterwards turn right onto Field Road, the property can be located on the left about half way down the road as denoted by our for sale board.



The Manse, Field Road, Whiteshill, Stroud, GL6

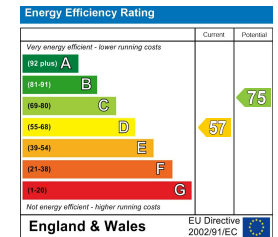
Approximate Area = 1944 sq ft / 180.6 sq m
 Outbuilding = 260 sq ft / 24.1 sq m
 Total = 2204 sq ft / 204.7 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1136437



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