



A ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



1 VALE VIEW , FIELD ROAD, WHITESHILL, STROUD, GL6 6AG

The Property

A delightful, attached family home set in the heart of Whiteshill, the house has been very well extended and enjoyed over the years by our vendors. Throughout this home a wealth of versatile space, allows for all the family to enjoy accommodation over three floors.

On approach a private driveway with parking for three/four cars and a detached good-sized garage, enclosed front garden which has been designed with an ease of maintenance. Paved terrace on approach to the front entrance. An enclosed gate provides access to rear garden

Internally leading into a good sized entrance hall with wood laminate flooring, stairs lead to the first floor, doors to a downstairs cloakroom and family room with two very useful cupboards.

Snug/family area with french doors leading to the garden, door to rear porch/boot room, open plan to the dining area. Having wooden flooring throughout and space at ease to house an eight-seater dining table and chairs. Double doors lead to the sitting room with open access from the dining area directly into the kitchen.

A well designed fitted kitchen with views to the garden. A range of base and wall mounted cabinets in cream with black worktops, integral appliances to include dishwasher, washing machine, American style fridge/freezer and a rangemaster cooker taking centre stage. A great space for a busy family and perfect for those summer gatherings or family get togethers over a Sunday roast.

A spacious sitting room with two windows to the front, stone fireplace with working open fire, built in shelves and carpeted.

To the first floor an L shaped landing provides access to the master suite, two further double bedrooms, family bathroom along with great storage and a linen cupboard. Door leads to an enclosed staircase and a further open staircase to the floor above.

The master suite has two windows looking out to the front, under stairs storage, a dressing area with a wealth of built in wardrobes leads to an en-suite shower room.

Bedroom two a good sized double room with windows and views to the front and with hand basin and fitted vanity cupboard. Bedroom four a further double room with window looking out to the rear.

The family bathroom completes the first-floor accommodation with a P shaped bath with shower over, hand basin with built in vanity unit beneath, low flush WC, heated towel rail and window to the rear.

An enclosed staircase leads to bedroom three a further double room with views to the front and side. Perfect teenage hideout.

A further staircase from the main landing leads to loft space. The current owners have used this as an office space with a great amount of built-in storage into the eaves, with additional loft space through access door.

AGENT NOTE:

This room does not have any building regulations in place so cannot be described as a bedroom. We have combined photography of the property as it is currently along with when it was furnished.

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 well-regarded village close to the town of Stroud.





Outside

Enclosed rear gardens with access from a side gate onto a lovely sun terrace, conveniently located to the family room and kitchen.

Sun terrace, perfectly located for those summer barbecues, with steps leading to a raised lawned garden and a backdrop of mature shrubs

A separate building for storing coal along with a detached garage with up and over door to the front, side door into the garden, light and power. Great amount of space internally.



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 C and EPC rating D





Location

Located in the heart of the village of Whitehill a thriving village. A community run shop/café, village pub, village hall and junior school supporting the local community and surrounding villages. Stroud a short distance from the property.

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 Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the first exit onto Farmhill Lane. Follow up the hill and this road becomes The Plain, continue to follow passing the church on the right hand side, after a short distance you will see the war memorial on the right and turning into Field Road. Once turning you will see the property on the left hand side as denoted by our for sale board.



Vale View, Field Road, Whiteshill, Stroud, GL6

Approximate Area = 1861 sq ft / 172.8 sq m (excludes rear porch)

Limited Use Area(s) = 283 sq ft / 26.2 sq m

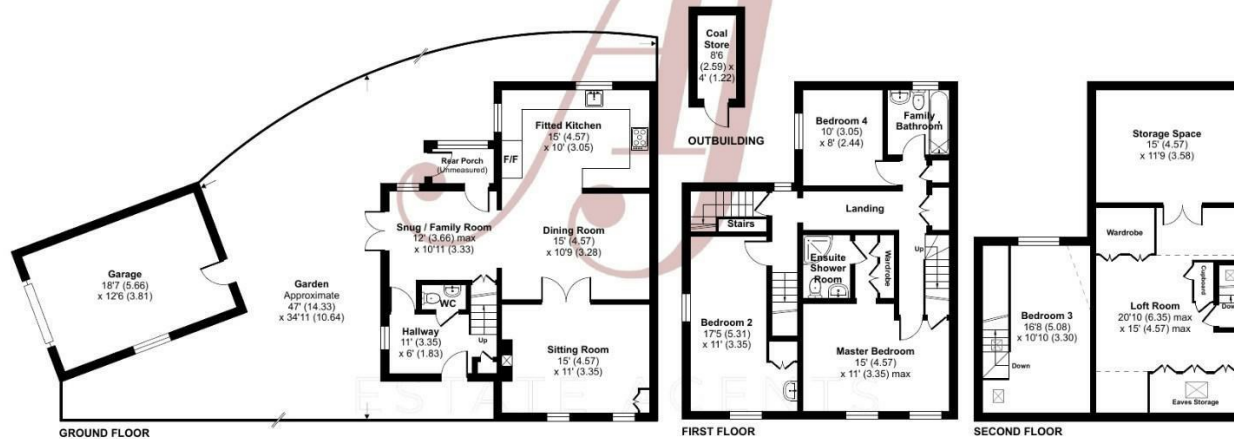
Garage = 233 sq ft / 21.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

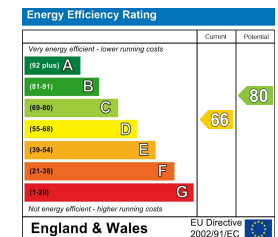
Total = 2411 sq ft / 223.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1193779



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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