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FERN VILLA, HIGHFIELD ROAD, WHITESHILL, STROUD, GL6 6AJ

The Property

Fern Villa is a charming detached five double bedroom cottage set in the heart of the village of Whiteshill. It offers surprising space along with natural light, lovely views and well planned accommodation on each floor.

On approach, a private driveway sits to the side with parking for two cars. A short walk leads to a further driveway with space for two cars and an en bloc single garage. A side gate leads from the driveway to an elevated garden with far reaching views across the valley.

Inside, the home opens into a bright garden room where the outlook across the valley stands out at once. A door links through to the main hall with stairs to the first floor and doors to two reception rooms.

The sitting room feels light and welcoming, with a window looking into the garden room, bringing a wealth of natural light, a feature fireplace with electric fire inset. Across the hall, the dining room offers another generous space with views across the garden, there is room at ease for a dining table and six chairs and additional free standing furniture. Wooden french doors open to the kitchen.

Fitted breakfast kitchen sits at the rear of the house with light wood floor and wall units along two walls offering a wealth of storage and work surface. Integrated appliances include double electric oven, gas hob, extractor and dishwasher with space for additional freestanding appliances. A window above the sink brings in daylight and open shelving offers extra display space. There is space at ease for a dining table and six chairs, tiled flooring throughout.

A utility room down the hallway houses the boiler and includes space for a washing machine and tumble dryer. A handy cloakroom and side hall with cloak areas and door with access to the driveway complete the ground floor accommodation.

Stairs lead to a light landing, a window looks out to the garden with views across the valley to Rodborough, doors to three bedrooms and the family bathroom

The master bedroom is a generous double with fitted wardrobes and drawers along one wall, a large window brings in strong natural light and frames an open view across the garden and across the valley. The room has space at ease for a king size bed and additional furniture. Door leads to a larger than average en suite which includes a freestanding shower enclosure, pedestal basin, WC and a frosted side window. Tiled walls and flooring make the room practical to clean.

Bedroom two another comfortable double sits to the rear, with space at ease for a double bed, desk and freestanding furniture which makes the room versatile for guests or family. The window looks towards neighbouring period homes and has a wealth of natural light. Bedroom three is a comfortable double with space for a large bed and freestanding furniture. The room has natural light from the window and looks out across the front garden and to the countryside beyond, there is plenty of room for a additional free standing furniture and the current vendor also uses the additional space for a desk which makes the space flexible.

The family bathroom includes a four piece suite with recessed alcove bath with chrome mixer tap and shower, separate shower enclosure, low flush WC and basin and an opaque window offers privacy with a wealth of natural light.

Stairs rise to the top floor where two further double bedrooms offer character and space.

Bedroom four is a good size double, the dormer window offers views over the front garden and across the valley and surrounding countryside. There is plenty of floor space for a bed and freestanding furniture. Bedroom five also sits at the front of the house and has a dormer window that brings in strong natural light along with long views across the gardens, rooftops and hills. The room works well as a double bedroom, office or hobby room. Both rooms enjoy some of the best views in the house. A door leads to a useful eaves storage area. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

AGENTS NOTE

Stamp duty at £584,950 First time buyer and Moving home £19,247, Additional Property £48,495





Outside

Grounds

The rear garden is generous and takes full advantage of the open aspect behind the house. A wide raised terrace sits directly outside the garden room and gives a good space for outdoor dining. From here, steps lead down to a large lawn that is enclosed by mature planting. Palm trees, shrubs and established borders add colour and structure throughout the year.

The garden feels private and benefits from long views across neighbouring rooftops towards the hills. The lower section of the garden includes a further lawned area along with an outbuilding at the far end. This offers storage or scope for future use. The layout works well for families, as the lawn sits in a secure position that you see from the garden room, sitting room and dining room.

A gate to the side leads to a further driveway with parking. The property also includes a single en bloc garage located across the road with space for two cars in front.

AGENTS NOTE

The kitchen and bathrooms would benefit from updating and the price reflects this. The house offers generous space, strong natural light and a lovely position within one of the area's most desirable village settings. Fern Villa brings together charm and flexibility with a bright feel throughout and sits in a sought after village location.



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 E



Location

Located in the heart of the thriving village of Whiteshill, this property is surrounded by a strong sense of community. The village offers a community-run shop and café selling essentials, local arts and crafts, and light refreshments. The Star Inn hosts regular events such as live music, quizzes, and bingo, all promoted via its Facebook page. Whiteshill and Ruscombe Village Hall supports a variety of classes for all ages, including yoga and ballet, while the nearby junior school is just a couple of minutes walk away from the property.

Recreational facilities include a children's play area and bike jump park by the playing field, and a local playgroup caters to younger families. Each summer, the villages host the popular Annual Party in the Park, featuring music, stalls, and competitions. Two of Gloucestershire's seven grammar schools, Marling School and Stroud High School —are within walking distance, with additional access to Archway School, Wycliffe College, Stroud College, and St Peters School in Gloucester and a wide choice of primary schools.

Stroud, just a short distance away, is celebrated for its vibrant arts scene, home to the award-winning weekly Farmers' Market, the indoor Five Valleys Shopping Centre, and events at the Subscription Rooms and Museum in the Park. The town also hosts an annual textile festival, and offers a wide range of pubs, restaurants, and the much-loved Stroud Brewery, known for its ethical, organic beers and lively social events. Excellent transport links include bus routes, a mainline station with direct trains to London Paddington, and convenient motorway access.



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, in the village of Whiteshill, continue passing the church on the right hand side, after a short distance you will see the war memorial on the right and a little further on the right a turning into Highfield Road. The property is located on the right hand side as denoted by our for sale board. ///banana.lifted.tricycle



Approximate Gross Internal Area 1924 sq ft - 179 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 861 sq ft - 80 sq m

First Floor Area 677 sq ft - 63 sq m

Second Floor Area 386 sq ft - 36 sq m

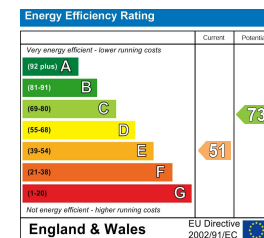
Garage Area 131 sq ft - 12 sq m

Outbuilding Area 101 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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