



R B WALTERS ESTATE AGENTS

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The Plain, Whiteshill, Stroud, GL6 6AB.

Use This Section to Record Your Own Personal Property Notes -



Extensive Gardens

Self Contained Annexe

Home Office

Utility Room

Four Bedrooms in Total

Stunning Countryside Views

Ample Parking

Fitted Kitchen

Solar Panels

Spacious and Well Presented

Guide Price £765,000

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Stunning views, extensive gardens, home office and a self contained ground floor annexe will all be found within this superb detached property which is ideally located between Stroud and Gloucester and provides a fantastic opportunity for anyone looking to support an elderly relative, generate an income, work from home or simply have a fantastic family home in this Area of Outstanding Natural Beauty.

The property has two driveways as well as a further parking bay and the self contained annexe (affectionately called Dash's Pad) generated an annual income of around £11,000 gross in 2022 but could easily provide self contained accommodation for an elderly relative all on one floor or be easily adapted to become a home studio or salon for a small business.

The main house has been extensively and beautifully enhanced by the current owners and offers a large lounge with access to a sun room and raised terrace each with far reaching views across the gardens and valley beyond. The large kitchen has been extended with a high quality finish and range of fitted appliances and there is a utility room, home office, cloakroom and double bedroom on the ground floor. The annexe has a bedroom with en suite shower and open plan kitchen/living room. Upstairs there are two further bedrooms and refitted bathroom.

Outside the property is well set back and screened from the road but it is once you venture round the back that the breathtakingly picturesque setting truly comes to life. A good size patio sits below the sun terrace and there are three areas of lawn providing ideal space for play and recreation and to create a working garden.

Underneath the property is a garden storage area which leads to a basement store and further storage area all enclosed and completely dry.

The property has fast internet connections, has a council tax rating of E for the main house and A for the annexe and the solar panels not only contribute to lower electricity bills but also provide an annual kick back payment of around £500.

Fabulous walks can be enjoyed on your doorstep, there are excellent schools for all ages within easy access, good quality pubs and a regular bus service that passes the house and connects Stroud and Gloucester.

Entrance Hall

Kitchen/Breakfast Room 17' 7" x 15' 4" (5.36m x 4.67m)

Utility Room 11' 1" x 6' 11" (3.38m x 2.11m)

Cloakroom

Office 9' 8" x 5' 4" (2.94m x 1.62m)

Living Room 21' 4" x 17' 4" (6.50m x 5.28m)

Sun Room 10' 9" x 8' 0" (3.27m x 2.44m)

Bedroom 11' 0" x 9' 11" (3.35m x 3.02m)

First Floor Landing

Bedroom 14' 4" x 13' 7" (4.37m x 4.14m)

Bedroom 13' 9" x 5' 5" (4.19m x 1.65m)

Bathroom

ANNEXE

Kitchen/Living Room 12' 1" x 10' 11" (3.68m x 3.32m)

Bedroom 10' 10" x 8' 3" (3.30m x 2.51m)

En Suite Shower

Basement Storage

Additional Storage

OUTSIDE

Sun Terrace

Garage

Parking for Main House and Annexe on Two Separate Driveways

Extensive Gardens

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area⁽¹⁾

1454.93 ft²

135.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor