



17 Paynes Meadow
Whitminster, Gloucester GL2 7PS



STEVE GOOCH
ESTATE AGENTS | EST 1985

17 Paynes Meadow

Offers Over £400,000

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EXCELLENT THREE BEDROOM DETACHED BUNAGLOW with a BEAUTIFUL 87FT ENCLOSED REAR GARDEN, a 29FT GARAGE, gas fired central heating, upvc double glazing and HUGE POTENTIAL FOR EXTENSION/IMPROVEMENT.

Accommodation comprises hallway, lounge, fitted kitchen, bedroom one that overlooks the rear garden, bedroom two, bedroom three and the wet room.

Outside you have a front garden that is laid to lawn and a driveway that leads to the 29ft detached garage. Around to the rear there is a beautiful 87ft enclosed garden that is laid to lawn with well stocked flower borders, plants shrubs, bushes, trees and a wooden built summerhouse.

Despite having growth since the 1960's, Whitminster remains a predominately rural parish. Formerly known as Wheatenhurst, which is still the name given to the area around the Parish Church. We are approximately five miles west of Stroud, and six miles south of Gloucester, with J13 of the M5 motorway about 1 mile away, and the A38 (Roman road) being the main road commuter route through the village.

Whitminster is well provided with village amenities; The Whitminster Inn complex comprises a hotel, with function centre, Chinese, Indian and English restaurants and fast food outlets. The Olde Forge is a village pub and restaurant and between these two is the village shop with all its amenities.

There are supermarkets a 10 minute drive away, a primary school in village, school bus routes for local private/secondary/grammar schools and railway stations at Gloucester, Stroud, Stonehouse direct to London Paddington.



Double glazed door with leaded light under a covered area leads into:

ENTRANCE HALLWAY

Single radiator, access to partially boarded loft space with lighting and the gas fired combination boiler via a pull down loft ladder (suitable for conversion subject to the relevant regulations).

LOUNGE

18' x 11'9 (5.49m x 3.58m)

Fireplace housing a log effect electric fire, two double radiators, tv point, coved ceiling, upvc double glazed window to front elevation overlooking the surrounding area and hillsides beyond.

KITCHEN

9'5 x 8'9 (2.87m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, single radiator, pantry with shelving, upvc double glazed door to side elevation, matching window to rear elevation overlooking the garden.

BEDROOM 1

12' x 10'10 (3.66m x 3.30m)

Double radiator, upvc double glazed window to rear elevation overlooking the rear garden.

BEDROOM 2

10'1 x 9'9 (3.07m x 2.97m)

Double radiator, upvc double glazed window to front elevation.

BEDROOM 3

9' x 7'9 (2.74m x 2.36m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.





WET ROOM

8'9 x 4'7 max (2.67m x 1.40m max)

Shower unit, pedestal wash hand basin, partially tiled walls, single radiator, shaver light, extractor fan, upvc double glazed window to rear elevation.

SEPARATE W.C.

Low level w.c., single radiator, upvc double glazed window to side elevation.

OUTSIDE

To the front of the property there is a garden which is laid to lawn with flower borders, plants, shrubs, bushes, trees and a block paved driveway. To the side wrought iron gates lead onto further off road parking which leads to a:

DETACHED GARAGE

29'5 x 7'9 (8.97m x 2.36m)

Up and over door to front elevation, power, lighting, two double upvc double glazed windows to side and a matching door to side elevation.

To the rear of the garage there is a:

POTTING SHED/WORKSHOP

8' x 6'6 (2.44m x 1.98m)

Power, lighting, upvc double glazed windows to rear and side elevations, matching door to side elevation.

The rear garden measure 87ft in length with a gravelled and paved patio which leads onto large expanses of lawn, well stocked flower borders, bushes and trees. There is also a:

SUMMERHOUSE

9'6 x 7'6 (2.90m x 2.29m)

French doors to front elevation, windows to either sides.

SERVICES

Mains water, electricity, gas and drainage.



WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: D

Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





DIRECTIONS

From Hardwicke proceed out towards Stroud on the Bristol Road until reaching Whitminster where you turn right where signposted into School Lane taking the third right into Henry Withers Place. Follow this road along into Paynes Meadow where the property can be located on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



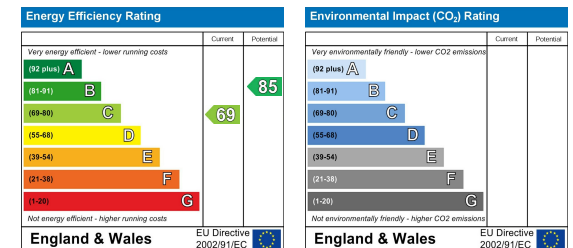


TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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27 Windsor Drive, Tuffley, Gloucester. GL4 0QJ | (01452) 505566 | gloucester@stevegooch.co.uk | www.stevegooch.co.uk

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