

WATEREDGE BARN

WHITEWAY, GLOUCESTERSHIRE



Stroud 6 miles, Cheltenham 7 miles, Cirencester 11 miles, Stroud Station 7 miles (London Paddington from 76 minutes), Kemble Station 11 miles (London Paddington from 69 minutes)
(All distances and times are approximate)

An immaculate three bedroom barn conversion offering spacious accommodation with a south facing landscaped garden, ample private parking and wonderful views

Ground Floor: Open Plan Kitchen/Dining/Sitting Room
Study Area • Back Hall • Utility Room • Cloakroom

First Floor: Main Bedroom with En Suite Shower Room
Two Further Double Bedrooms Both En Suite

Outside: Landscaped Gardens • Gravel Parking • Store

Butler 
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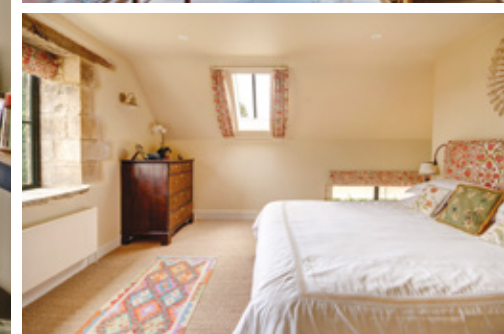
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DESCRIPTION

Wateredge Barn is a stunning Cotswold stone converted barn where traditional charm meets contemporary living. This exceptional three-bedroom home offers a unique blend of character and comfort, set within a rural landscape.

The spacious and inviting interior is characterised by exposed beams, high ceilings, and an abundance of natural light. The open-plan living area is the heart of the home, featuring an open fire and seamlessly flowing into a modern, well-appointed kitchen. With bespoke fittings, premium appliances, and a large central island, the kitchen is perfect for both everyday family life and entertaining guests.

The property boasts three well-proportioned bedrooms, each designed with comfort in mind. The master suite offers a peaceful retreat with an en suite shower room and views over the adjoining countryside. The additional bedrooms are equally charming, both with their own stylish en suites.

OUTSIDE

The meticulously landscaped south facing garden has been designed to offer year-round enjoyment. The garden features a variety of mature plants, a manicured lawn, and thoughtfully positioned seating areas, perfect for al fresco dining. The private driveway and ample parking completes the picture, making this an ideal home for those seeking both beauty and functionality.

Set on the edge of the hamlet of Whiteway, this property combines the tranquility of countryside living with the convenience of nearby amenities in Stroud and Cheltenham. This converted barn is a rare gem, offering a lifestyle of luxury, comfort, and unparalleled charm.

SITUATION & AMENITIES

Nestled in the picturesque Cotswolds, Whiteway is a small village surrounded by rolling hills, open fields, and scenic woodland, providing breathtaking views in a rural setting. Whiteway is just a short drive from the vibrant town of Stroud, known for its artistic community, weekly farmers' market, and eclectic mix of independent shops, cafes, and galleries. The larger centre of Cheltenham has excellent shopping and dining and is also host to literary, jazz, and food festivals, plus the renown Cheltenham Racecourse.

For families, there are several well-regarded schools in the area, including both primary and secondary options, plus private schools in Stroud and Cheltenham.

Outdoor enthusiasts will appreciate the proximity to the Cotswold Way, offering miles of scenic walking and cycling routes. The footpath from the gate takes you to Miserden village along an uninhabited valley. Across the road is the National Trust Ebworth Centre and the Trust also own the nearby Minchinhampton and Rodborough commons. All are perfect for leisurely strolls, picnics, and enjoying the natural beauty of the area. Additionally, Stroud has excellent transport links, with regular train services to London, Bristol, and other major cities, making it an ideal location for both local professionals and commuters.

SERVICES

Mains water and electricity. Oil boiler and/or air source heat pump for central heating. Underfloor heating to the ground floor. Private drainage to septic tank. Broadband (connecting to Fibre). No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Stroud District Council

COUNCIL TAX

Band F

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk





DIRECTIONS (POSTCODE GL6 7ER)

From Cirencester proceed on the A419 Stroud Road westbound and into the village of Sapperton. Continue through the village, down the hill and around the back of The Daneway pub. Continue straight for a further 5 miles, through the village of Whiteway. Wateredge Barn is located about 0.3 miles out of the village on the right hand side.

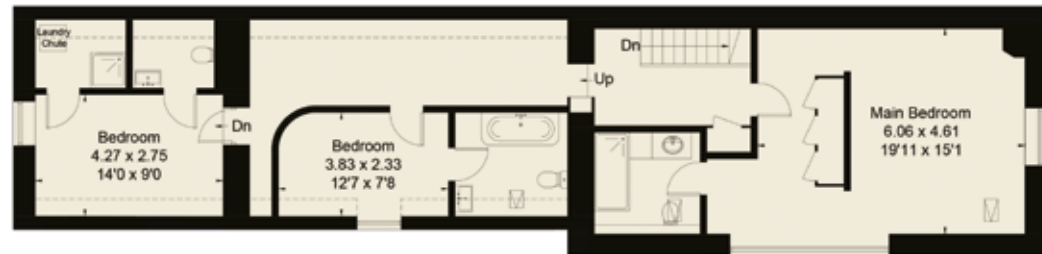
From London proceed on A417 towards Gloucester until left turn on to B4070 to Stroud continue through Birdlip village where there is another left B4070 to Stroud. Continue to Foston's Ash pub on the left where you bear left for Bisley. Take the first left to Miserden and Wateredge Barn is the second property immediately on the left hand side with wooden electric gates

what3words: ///cigar.eyepieces.manifests



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Approximate Floor Area = 226.3 sq m / 2436 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78328

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | | |
| (69-80) C | | 79 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

