



**Parklands Orchard, Whitminster GL2 7PE**

**£759,500**



## Parklands Orchard, Whitminster GL2 7PE

• Detached family home • Five double bedrooms with two en-suite shower rooms • Light and airy kitchen/family room • Versatile and well-proportioned accommodation throughout • South East facing garden • Double garage and driveway parking for four vehicles • Situated on a sought after development by Newland Homes • Freehold • Council tax band G (£3,654.43) • EPC rating B86

**£759,500**



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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**www.naylorpowell.com**

### Entrance Hall

Composite door to entrance hall with double-glazed windows either side. Access to ground floor accommodation and stairs rising to the first floor. Storage cupboard. Radiator.

### Cloakroom

uPVC double-glazed window to front elevation. Low-level WC and wash hand basin. Radiator.

### Living Room

Full length uPVC double-glazed window to front elevation. Two radiators.

### Kitchen/Family Room

uPVC double-glazed French doors to rear garden and windows to rear and side elevation. Range of wall and base units and a one and a half bowl sink with mixer tap and drainer. Built-in appliances include an eye-level double oven and warming drawer, wine fridge, five ring

induction hob with extractor fan over, integrated fridge/freezer and integrated dishwasher. Two radiators.

### Utility Room

Composite door to rear garden. Wall and base units with sink and drainer. Radiator.

### Bedroom One

uPVC double-glazed window to front elevation. Built-in mirrored wardrobes with sliding doors. Two radiators.

### En-suite Shower Room

Double-glazed Velux window. Walk-in shower with waterfall shower head, low-level WC, wash hand basin and heated towel rail.

### Bedroom Two

uPVC double-glazed window to front elevation. Built-in wardrobes with sliding doors. Radiator.



### Bedroom Three

uPVC double-glazed window to rear elevation. Built-in wardrobes with sliding doors. Radiator.

### Bedroom Four

uPVC double-glazed window to rear elevation. Radiator.

### En-Suite Shower Room

uPVC double-glazed window to rear elevation. Walk-in shower with waterfall shower head, low-level WC, wash hand basin and heated towel rail.

### Bedroom Five

uPVC double-glazed window to front elevation. Radiator.

### Bathroom

Double-glazed Velux window. Shower cubicle with waterfall shower head, bath with hand held shower, low-level WC, wash hand basin and heated towel rail.

### Outside

The property has a double garage and driveway parking for four vehicles. The rear garden wraps round to the side and can be accessed via the property or the gate from the driveway. The rear is South-West facing and the side elevation is South facing. It is mostly laid to lawn with a patio space either side, great for entertaining and relaxing in the sun.

### Parklands Orchard

Inspired by its quintessential English rural setting and accompanied by generous open green space and an orchard, this impressive development of just 31 homes occupies a handpicked location close to the River Frome and Cotswold Canals network. This site was carefully put together by Newland Homes who specialise in sustainable homes. You'll particularly enjoy the character of this stylish and modern development, which showcases the best of contemporary living.

### Location

Whitminster benefits from a range of excellent local amenities which include a popular village Primary School, village shop, village hall, Highfield garden centre, and a mobile post office. Whitminster playing field and pavilion offer the perfect setting for the community football and cricket games. There is a recently built children's play area and skate ramp. There are several eateries within the village such as The Whitminster Inn offering a selection of Chinese, English and Indian cuisine, The Old Forge Inn and The Fromebridge Mill. Junction 13 of the M5 motorway is just over 1 mile providing easy and convenient access to larger cities including Gloucester, Cheltenham and Bristol.



## Material Information

Tenure: Freehold.

Council tax band: G.

Local authority and rates: Stroud District

Council - £3,654.43 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: gas central heating.

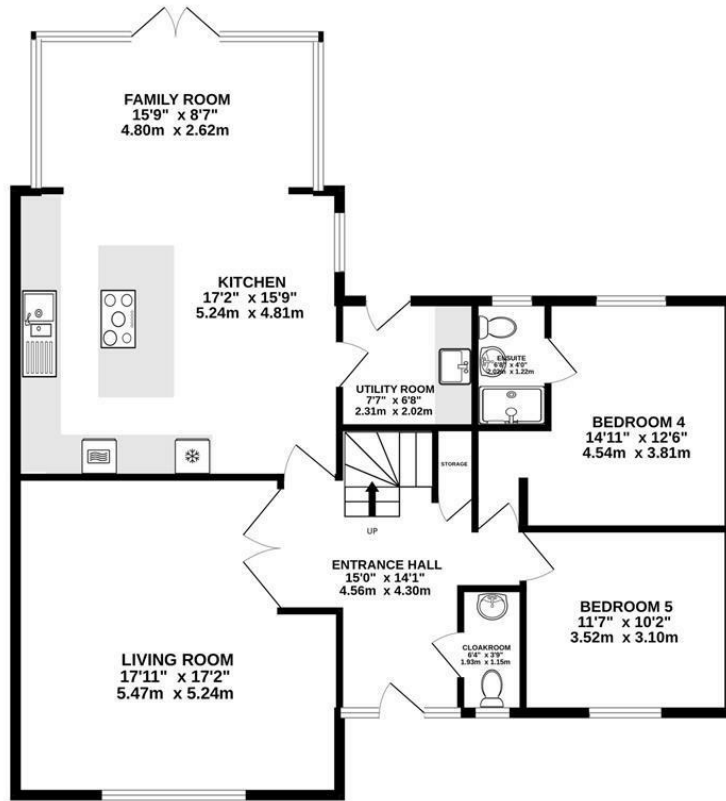
Broadband speed: 5 Mbps (basic), 80 Mbps

(superfast) AND 1000 Mbps (ultrafast).

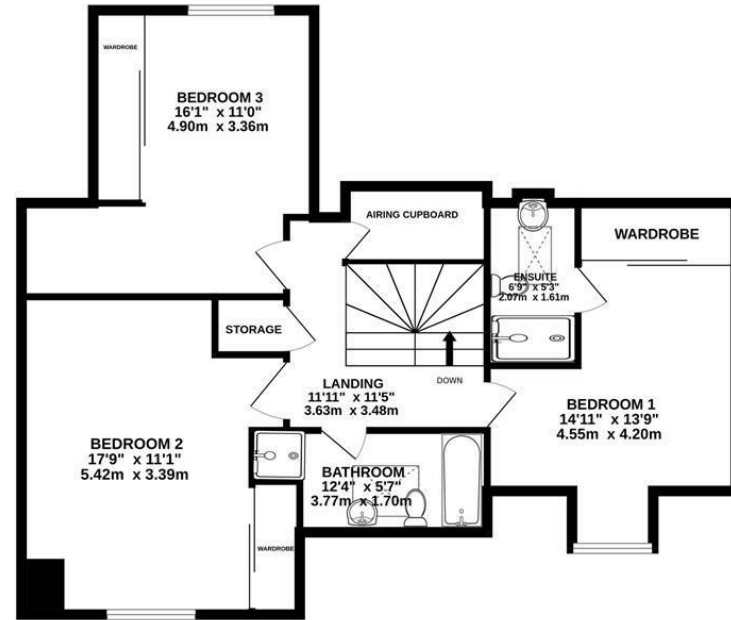
Mobile phone coverage: EE, Three, O2 and  
Vodafone.



GROUND FLOOR  
1244 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (200.9 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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