

YORK HOUSE WHITESHILL



WHITAKER
SEAGER



YORK HOUSE, FERNDALE ROAD, WHITESHILL, STROUD, GL6 6AY

AN EXTENDED DETACHED PERIOD VILLAGE
HOME WITH PARKING AND STUDIO ENJOYING
ELEVATED VIEWS

The property

Occupying an elevated village setting, tucked away in Highfield Road off the main road, with fabulous and far reaching views, lies this detached period home. Having been extended by the current owners, York House now enjoys well proportioned family accommodation as well as great character. A gated pathway meanders through the pretty garden to the main front entrance, a Cotswold stone porch provides welcome space for hanging coats and removing muddy boots before opening into the main reception room. Measuring 26'4, the fabulous sitting room is exceedingly versatile, currently used as a formal dining room and living space due to its size. The sitting room end enjoys oak framed French doors to the garden and a beautiful Cotswold stone fireplace with woodburner inset. Wooden floors flow throughout. This is further complemented by a charming snug/study also with feature fireplace, parquet flooring and exposed beams and lintels. The kitchen

breakfast room lies to the rear of the house, a glazed roof over the kitchen encourages the free flow of light. A doorway from the kitchen opens to the a useful rear hall/utility with cloakroom. From here stairs rise to the first floor. 4 Bedrooms are positioned on the first floor, three of which enjoy the most wonderful elevated southerly views across the garden and surrounding Cotswold landscape. The main bedroom forms part of the more recent extension and is particularly generous with an oak framed vaulted ceiling, exposed stone wall and oak flooring. The room really does offer the wow factor, it also provides plenty of space for a super king size bed as well as other furniture. All bedrooms are served by a family bathroom with shower over the bath. The owners have taken great care to be sympathetic to this period home, modern plastering in the extension done to match the traditional lime plaster in the older rooms. They have also installed solar panels, which have greatly assist





Guide price
£625,000

- Entrance porch
 - Sitting room/formal dining room
 - Snug/study
 - Kitchen/breakfast room
 - Rear hall/utility/cloakroom
 - 4 bedrooms
 - Family bathroom
 - Enclosed well proportioned garden
 - Private driveway. Large detached studio with light and power
 - Ofcom: Mobile coverage likely with 3 main providers. Superfast broadband available
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WITHIN EASY REACH...

STROUD 2.6 miles
GLOUCESTER 9.9 miles
CHELtenham 14.8 miles
NAILSWORTH 5.5 miles

Outside

Highfield Road provides access to the private driveway which offers parking for several cars. From the driveway a gate opens to the well proportioned and well stocked garden. A pathway meanders to the front door, lawns provide opportunity for children to play and a fenced veggie patch with greenhouse will appeal to the green fingered. Wild flowers are planted throughout. A paved seating terrace immediately adjoins the house and offers the ideal spot for outside dining and entertaining. A large timber studio with light, power and wood burning stove screens the driveway from the garden and provides a multitude of uses, including independent work space. A pedestrian access can be found along a shared pathway at the rear, from here a doorway opens into the rear hallway.

Situation

Whiteshill is an elevated village lying north of Stroud town. It's a thriving village which boasts its own church, primary school, village hall, pub and community run shop and café. Archway comprehensive school lies just outside Whiteshill in an area known as Paganhill. Stroud is the nearest town and is walkable (only 1.6 miles away) and served by a regular bus and offers an eclectic variety of shops, cafes, restaurants and an award winning farmers market not to mention great schooling including two grammar schools, one for boys 'Marling' and the 'High School' for girls. Stroud railway station offers direct links to London Paddington within 90 minutes. The nearest motorway link is J13 off the M5. Countryside walks immediately on your doorstep are in abundance and include nearby access to the Cotswold Way.

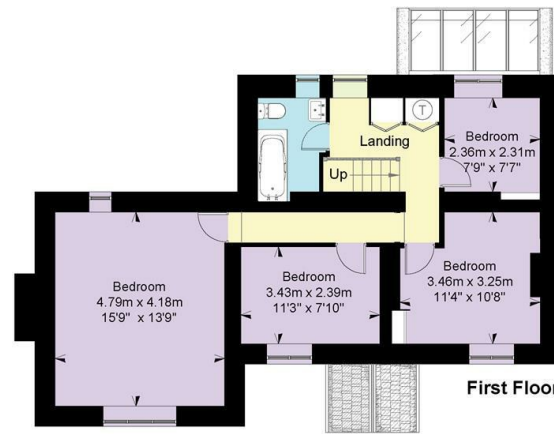
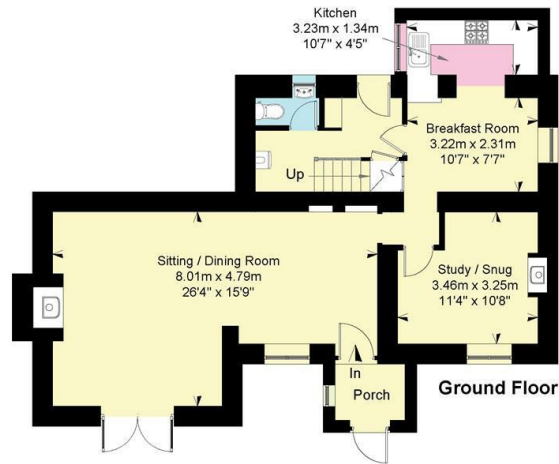


York House, Ferndale Road, Whiteshill, Gloucestershire

Approximate IPMS2 Floor Area
 House 140 sq metres / 1507 sq feet
 Studio / Office 28 sq metres / 301 sq feet
 Total 168 sq metres / 1808 sq feet

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 07890 327 241
 Job No SP3146
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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Useful Information

Tenure: Freehold

Postcode: GL6 6AY

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E and EPC rating C

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

