

# GARDENERS COTTAGE

WHADDON  
GLOUCESTERSHIRE



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# Gardeners Cottage, Church Lane, Whaddon, Gloucester, GL4 0UE

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## A CHARMING DOUBLE FRONTED VICTORIAN COTTAGE LOCATED ALONG THE PRETTY CHURCH LANE, WITH 3 GOOD SIZED DOUBLE BEDROOMS, OPEN-PLAN KITCHEN/LIVING SPACE, LEVEL GARDEN AND PARKING

Reception Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room/Home Office, Cloakroom/Utility, 3 Double Bedrooms, Family Bathroom, Enclosed Level Garden, Driveway Parking

### PRICE GUIDE £550,000

#### DESCRIPTION

Gardener's Cottage is an exemplary example of Victorian architecture. The pretty, double fronted facade of this red brick home, gives the house an instantly welcoming aura. Opening to a hallway with the two receptions leading off either side, the sitting room is a lovely bright space with a front-facing bay window allowing ample natural light and a boarded floor adding character. A double fronted wood burning stove is located between the kitchen and sitting room, ideal for cosy evenings at home. A cut-out in the dividing wall gives the ground floor a spacious open-plan feel, ideal for modern living. A dining room, again with pretty bay window, also leads of the entrance hall. Currently used as a music room, the dining room would work equally well as a home office. The kitchen is set to the rear of the house and is a good sized room with ample built-in storage and room for a good-sized dining table. The double-fronted wood burner is ideal for cosy evening's spent entertaining family and friends. A cloakroom with utility provides a useful room for hiding laundry away and the rear hall provides plenty of room for storing coats and country paraphernalia, after a long walk in the surrounding countryside.

A wide staircase leads to three good sized, first floor double bedrooms. All of the bedrooms have been thoughtfully laid out to provide ample discreet storage and lovely views over both Church Lane and the garden. Planning is in place to build a Juliet balcony off the rear facing principal bedroom, to maximise the pretty views over St Margaret of Scotland's Church. A family bathroom is also located at this level.

A good sized garden is set to the rear of the house. Comprising level lawns and a large storage shed, the enclosed garden also benefits from a lovely covered patio, ideal for alfresco entertaining. Planning is in place to extend the kitchen across the patio, to create a fabulous open-plan kitchen/living room. A driveway provides parking for several cars.

#### AGENT'S NOTE

Planning has been granted for a single storey extension off the kitchen, together with a Juliet balcony above, leading off the principal bedroom.

#### LOCATION

Gardeners Cottage is located in the hamlet of Whaddon, conveniently close to Gloucester and Stroud, yet still bordering glorious countryside. Well positioned for commuting, the M5 is easily accessible, Junction 11a (Cheltenham) and Junction 12 (Gloucester). Gloucester has excellent amenities and is a city very much on an upward trajectory, benefiting from significant re-development. The area has excellent secondary schools in both the state and private sector, including two grammar schools in Stroud and several excellent grammar schools in Gloucester, plus Wycliffe College in Stonehouse. London is within 2 hours drive and there are regular trains into Paddington (circa 90 minutes) from Stroud Station. Whaddon has a popular Farm Shop selling fresh produce and there is a choice of local supermarkets. There are lovely local walks, a challenging golf course on the Beacon in nearby Painswick, premier division rugby in Gloucester and National Hunt racing in Cheltenham.

#### DIRECTIONS

From our Stroud Office, proceed north on the A46 and branch left at Pitchcombe onto the A4173 for Gloucester. Pass through the village of Edge and down the hill into Brookthorpe. Whaddon is approximately one mile beyond Brookthorpe. Turn left into Church Lane, directly opposite Pound Farm and Farm Shop. Gardeners Cottage will be found after circa 100 yards on the right hand side, just before the church.

#### TENURE

Freehold

#### EPC

EER: Current 15 / Potential 58

#### SERVICES

LPG gas central heating, mains drainage, council tax band E, Stroud District Council.

#### VIEWING

By prior appointment with **MURRAY'S ESTATE AGENTS**, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.*

#### SUBJECT TO CONTRACT

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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## Gardeners Cottage, Church Lane, Whaddon, Gloucestershire

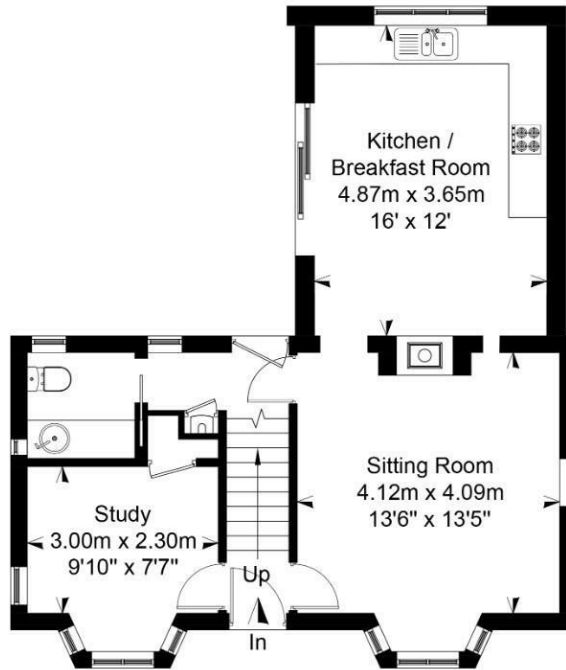
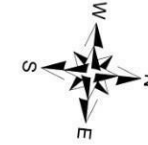
Approximate IPMS2 Floor Area  
House 107 sq metres / 1151 sq feet

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Job No SP3373

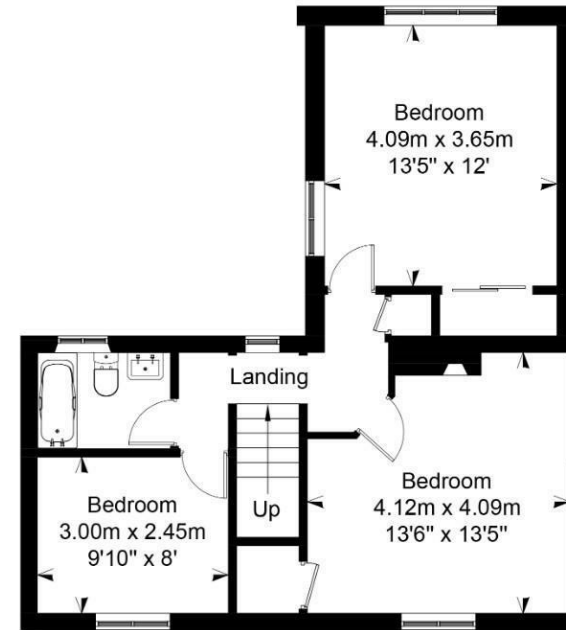
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



**Ground Floor**



**First Floor**



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