

CHERRY TREES

WHITESHILL
GLOUCESTERSHIRE



Cherry Trees, Upper Kitesnest, Whiteshill, Stroud, Gloucestershire, GL6 6BH

OCCUPYING A SOUGHT AFTER VILLAGE LOCATION WITH WONDERFUL FAR REACHING VIEWS, OFF STREET PARKING, GARAGE AND ADAPTABLE SPACE.

Entrance Hall, Sitting/Dining Room, Additional Reception/Bedroom, Conservatory, Fitted Kitchen, Ground Floor Bathroom, 3 First Floor Bedrooms, Shower Room, Terraced Gardens, Parking, Garage. NO ONWARD CHAIN

OFFERS OVER £500,000

DESCRIPTION

Cherry Trees is well worth an internal inspection, not only to appreciate the property and its flexible spaces, but mainly to enjoy the fabulous far reaching views. Steps lead up from the parking area to a lovely, decked terrace with sociable al-fresco entertaining space. Internally, the entrance hall feeds into a sociable dual aspect sitting/dining room with direct access to the terrace. Opposite, a second reception room could easily double up as a fourth bedroom if required or dining room/home office with conservatory beyond. The fitted kitchen can also be accessed both from the hallway or the conservatory with its windows allowing for the light to flood in. As illustrated on the floor plan, a modern bathroom is also located upon this level. On the first floor two of the double bedrooms are located to the front with the windows framing the view and the master offering wall to wall fitted wardrobes together with a single bedroom to the side/rear. These are serviced by a shower room.

A rarity for the area, the property offers off street parking for several vehicles together with a garage. The side and the front elevations are interspersed with established shrubs and trees, both offering lovely terraced seating area together feature pond and large shed/workshop and covered area. An additional enclosed garden area is located to the rear.

DIRECTIONS

The property is found by leaving Stroud in the Cheltenham/Gloucester direction on the A46. At Stratford Park roundabout (Tesco) turn left onto Stratford Road. At the fourth mini roundabout turn right signposted to Whiteshill. Continue up the hill onto The Plain, past the church and the village primary school. The turning to Upper Kitesnest can be found after a short distance on the right hand side. Continue along the road until there is a slight fork to the left, where the property can be found on the left hand side, denoted by our For Sale sign.

LOCATION

Whiteshill, as its name suggests, is a hilltop village on the outskirts of Stroud, surrounded by open countryside. The village has a strong sense of community spirit and benefits from a popular playgroup,

primary school, church, public house and community shop. Nearby Stroud is just over a mile away and provides an extensive range of educational facilities including Archway Comprehensive, Stroud High and Marling Grammar Schools, sixth forms and further education as well as the private sector including Wycliffe. There are three major supermarkets in Stroud, a leisure centre and a main line railway station, London Paddington circa 90 minutes. Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

Motorway M5 J12 Haresfield - 6.8 miles, Motorway M5 J13 Stroud - 5.5 miles, Gloucester Railway Station - 8 miles, Stroud Railway Station - 2.5 miles, Cheltenham (central) - 17.5 miles, Bristol Temple Meads - 32.5 miles, Bath (central) - 31 miles. Distances are approximate.

TENURE Freehold
EPC EER: Current 59 / Potential 78

SERVICES

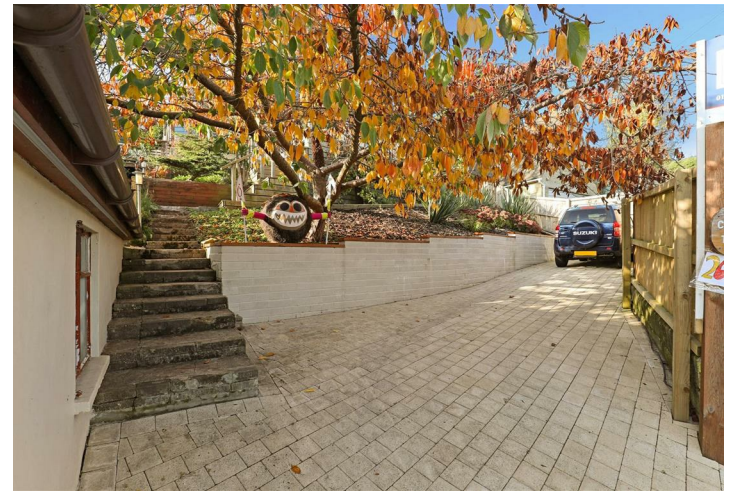
All mains services are connected to the property. Gas central heating, mains electricity, water and drainage. Stroud District Council Band E - £2,733.43 2024/25, Ofcom checker: Broadband Standard 3mbps, Superfast 52 mbps. Mobile coverage EE, Three, 02, Vodafone

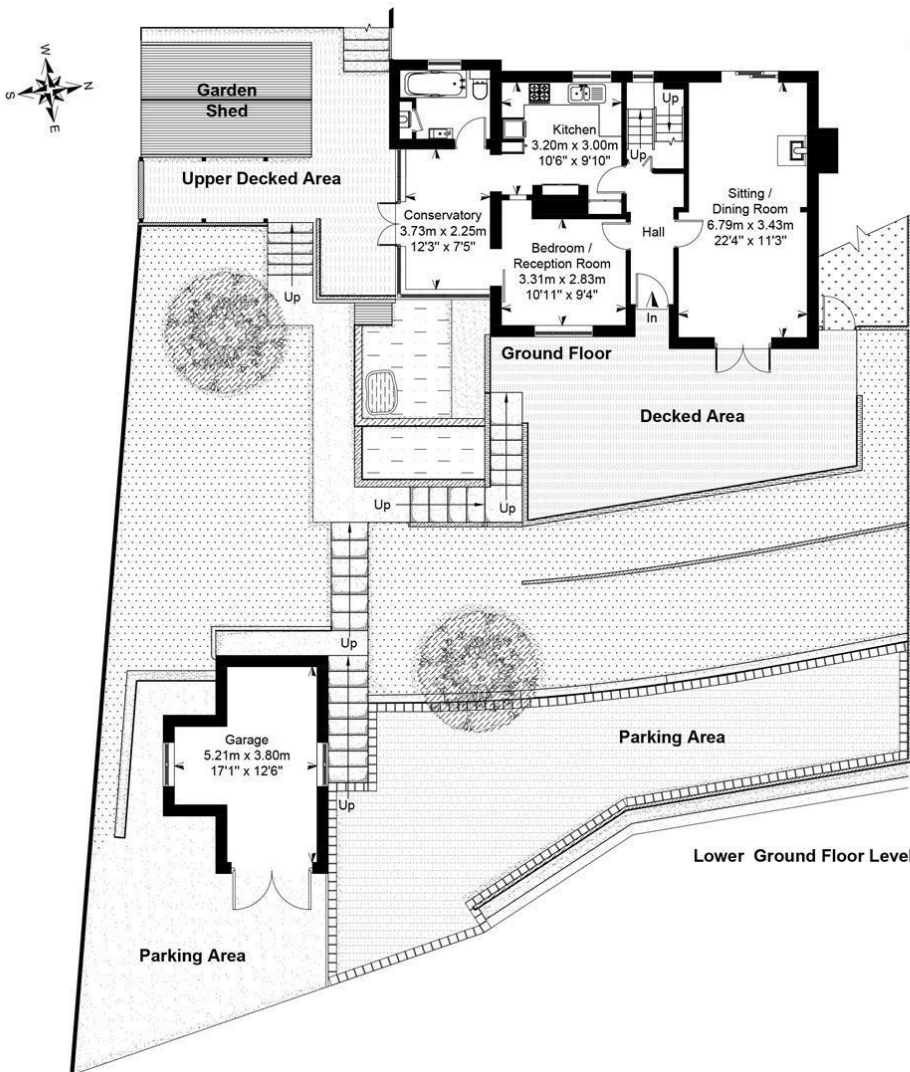
Viewing by prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property

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

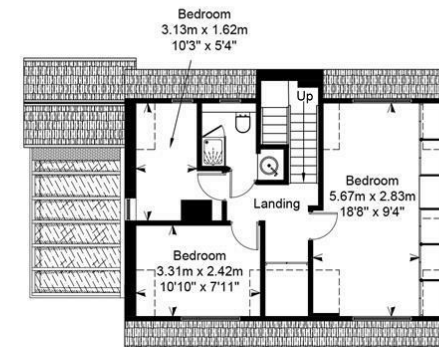
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Cherry Trees, Upper Kitesnest Lane, Whiteshill, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	115 sq metres / 1238 sq feet
	15 sq metres / 161 sq feet
Total	130 sq metres / 1399 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet



□ = Limited Use Area

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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



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