

TREETOPS

WHITESHILL
GLOUCESTERSHIRE



Treetops, Bird in Hand, Whiteshill, Stroud, Gloucestershire GL6 6JP

TREETOPS, AS THE NAME SUGGESTS, SITS IN AN ELEVATED LOCATION IN AN AREA OF OUTSTANDING NATURAL BEAUTY, CLOSE TO THE POPULAR VILLAGE OF WHITESHILL WITH NATIONAL TRUST COUNTRYSIDE WALKS NEARBY.

Entrance Porch, Hallway, Kitchen/Dining Room, Sitting Room, Cloakroom, Utility Room, Ground Floor Bedroom (in annexe) with separate WC, 2 First Floor Bedrooms, Bathroom, Gardens, Parking, Views.

£595,000

DESCRIPTION

Treetops, as the name suggests, sits in an elevated location close to the popular village of Whiteshill yet with countryside walks in National Trust land on your doorstep. Located behind secure gates, the property has been beautifully maintained by the current owner and offers lovely light and welcoming spaces with wrap around gardens and off-street parking for several vehicles. A separate porch leads into the main entrance hall feeding into the dual aspect sitting room with a modern built in wood-burning stove ideal for cosy evenings, separate cloakroom and kitchen/breakfast room fitted with a range of units including a double oven. On the first floor there are two equally lovely dual aspect double bedrooms together with the family bathroom.

A covered area (with planning permission to extend) is accessed to the side of the kitchen with a useful storage cupboard and access to the 3rd bedroom/annexe, utility room and additional WC. The planning permission would allow for a further two storey extension. Visit <https://www.stroud.gov.uk/> Ref: S.23/1427/HHOLD.

Lovely, established gardens wrap around two sides of Treetops with fabulous far-reaching views and a range of shrubs and small trees. The external space allows for entertaining with a sociable seating area, kitchen garden with greenhouse together with side area ideal for play equipment or further landscaping. Secure gated parking is located to the front of the house.

DIRECTIONS

The property is most easily found by leaving Stroud on the A419 in the direction of the M5 motorway. At the Cainscross roundabout take the third exit up Paganhill Lane, passing the fire station on your left. At the mini roundabout bear left signposted Farmhill and continue up the hill to Whiteshill, passing the primary school on your left hand side. Continue to the top of the hill where the property can be found on the left hand side just before the left hand turning to Randwick.

LOCATION

Treetops is situated high up on the escarpment above the village of Whiteshill, ideally placed for accessing Stroud, Gloucester and the M5 motorway for Bristol or the West Midlands. Whiteshill has a community shop, country pub and primary school. It is also on the direct bus route between Stroud and Gloucester. Stroud itself is the largest town locally, with 4 major supermarkets, an award winning Farmers' Market, multiplex Cinema, a provincial Theatre and main line Rail Station (direct services into London Paddington from 90 minutes). For the young, there is a great range of sports clubs and a leisure centre, while crucially Treetops is within reach of a whole number of excellent secondary schools both state and private, in or around Stroud and over to Gloucester. There is a choice of challenging golf courses locally to join, the Gloucester Ski and Snowboard Centre and premier division rugby all within easy reach. Perhaps the greatest joy of living at Treetops however is having immediate access to an extensive network of public footpaths among glorious scenery, not least along the Cotswold Way.

TENURE EPC

**Freehold
EER: Current 59 / Potential 77**

SERVICES

Mains Electricity and water. Oil central heating, Septic Tank Drainage. Stroud District Council Band E - £2733.43. Ofcom checked Broadband Standard 3Mbps, Ultrafast 1000Mbps. Mobile EE, Three, 02 and 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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Tree Tops, Whiteshill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House

81 sq metres / 872 sq feet
13 sq metres / 140 sq feet

Garage

Total

94 sq metres / 1012 sq feet

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07890 327 241

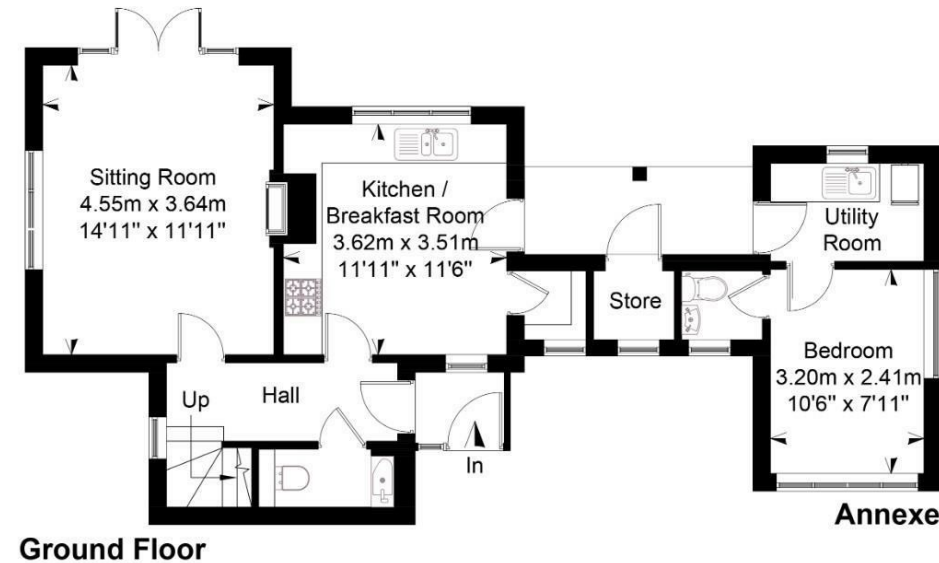
Job No SP3629

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



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