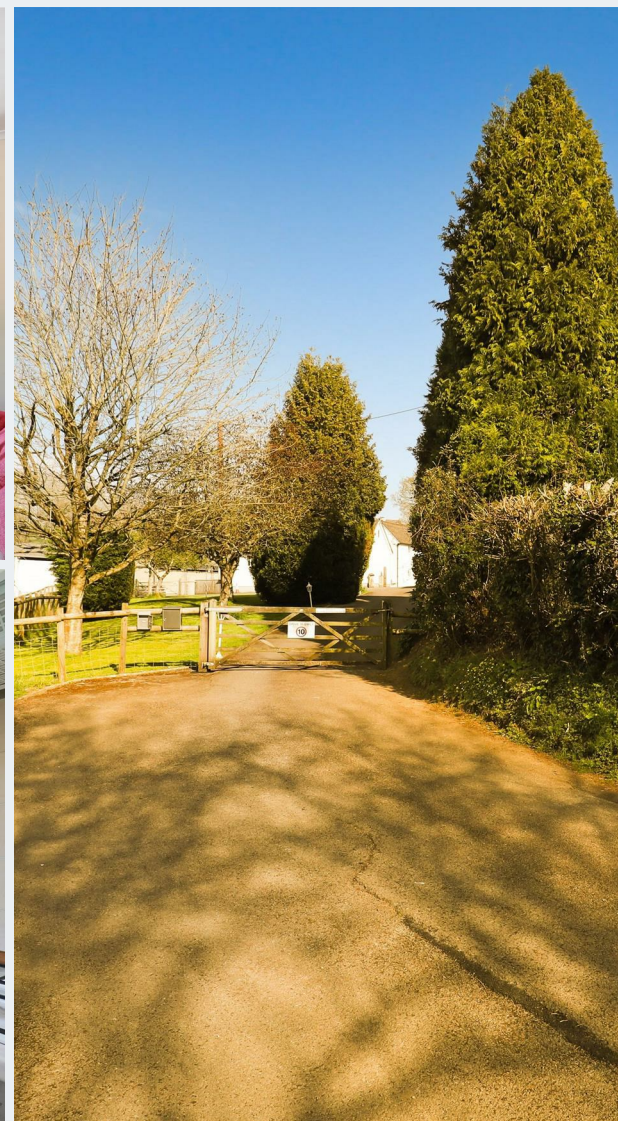


ASH COTTAGE PAGANHILL



WHITAKER
SEAGER



ASH COTTAGE, FOLLEY PARK FARM, PAGANHILL, STROUD, GL5 4BD

ENJOYING A WONDERFUL SEMI-RURAL SETTING, THIS UNIQUE ONE-BEDROOM SINGLE-STOREY ATTACHED PROPERTY WAS ORIGINALLY PART OF A TRADITIONAL FARM.

The property

This one-bedroom attached home is truly unique. Formerly part of a farmyard, it has been successfully let for many years and now offers an excellent opportunity for those seeking single-storey living within a small community of just four homes.

The setting is particularly appealing, with easy access to Paganhill on one side and open countryside stretching towards Ruscombe on the other. A public footpath on your doorstep, making it ideal for those who enjoy the outdoors.

The property is approached via a shared driveway leading to a courtyard setting. We understand the first section of the driveway is unregistered, the second is owned by Magnolia House, and the upper courtyard area is owned by Oak Cottage.

A central hallway provides access to all rooms. The sitting room features a bay window overlooking the courtyard, with additional rear view towards the surrounding countryside. The fitted kitchen includes an oven, hob and

extractor fan, together with wall and base units and space for a washing machine and fridge-freezer.

The bedroom enjoys lovely rural views and benefits from a fitted wardrobe. The spacious bathroom includes a bath, separate shower cubicle, wash hand basin and WC.

The layout may offer scope for reconfiguration, subject to the necessary consents and professional advice.

Property Information:

Broadband: Superfast available (Ofcom)

Mobile Coverage: Good outdoor coverage, variable indoor coverage (Ofcom)

Driveway: Contributions towards maintenance may be required in the future.

Title Register: Requires alternation.





Guide price
£175,000

- 13'3" Living Room
- Kitchen
- Bedroom
- Large Bathroom
- Open Courtyard - Parking for 2 and small Seating Area
- Gas Central Heating
- Directions: What Three Words: blocking.fuel.uplifting

WITHIN EASY REACH...

Stroud 1.7 miles
Nailsworth 4.6 miles
Cheltenham 14 miles
Gloucester 10 miles
Cirencester 14 miles

Outside

The open courtyard provides space for parking two cars. There is scope to create a small outside seating area. No structures are allowed. AGENT'S NOTE: A couple of drone photographs have been added to showcase the wonderful location of this small community. All photography was taken 2025.

Situation

Tucked up a sweeping drive you'll locate a small oasis, made up of four homes. Enjoying delightful countryside views upto Bread Street and beyond. Paganhill is a small area of mainly period properties lying between Whiteshill, Stroud and Randwick, with the picturesque Ruscombe Brook running through it. Nearby are the Old Crown pub and a mini supermarket. The location is ideal for families, with top schools—Randwick C of E, Foxmoor Primary, and grammar schools Stroud High and Marling—under a mile away. A scenic walk through Stratford Park, home to a leisure centre and green spaces, leads into Stroud, just over 1.5 miles away. Stroud offers a Waitrose, a weekly farmers' market, and a mix of independent shops, cafés, and restaurants. The Five Valleys shopping centre adds to its appeal with diverse market and food stalls. For commuters, major roads provide access to urban centres, with the M5 west of Stonehouse. Stroud Railway Station offers direct services to London Paddington in as little as 90 minutes.



Approximate Gross Internal Area = 41.6 sq m / 448 sq ft

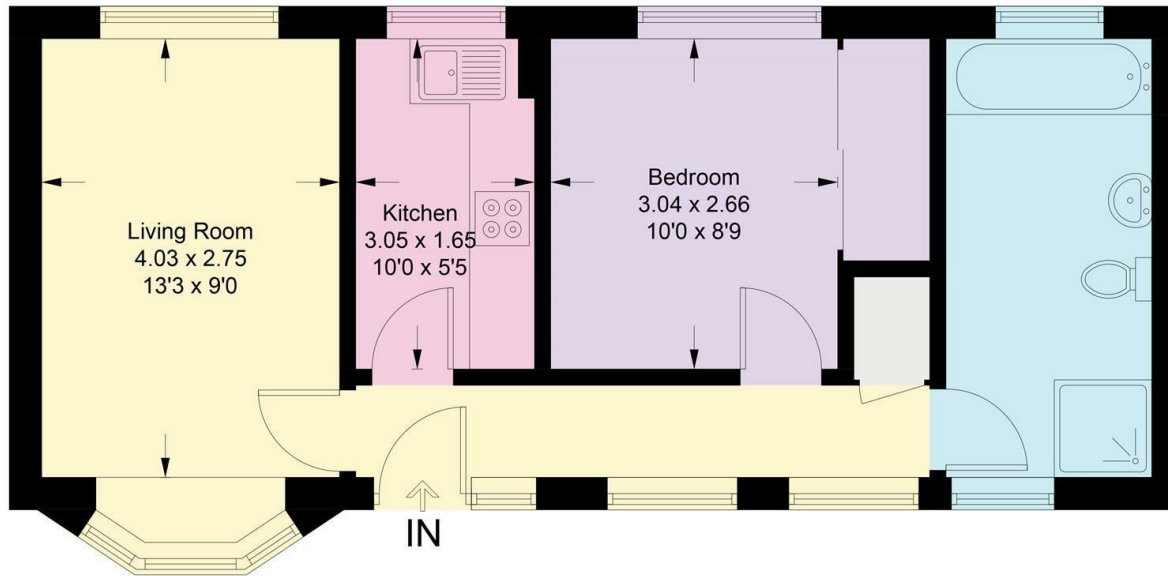


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197692)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 4BD

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 A and EPC rating D

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.

