
AJ
ESTATE AGENTS
OF
GLOUCESTERSHIRE



VAYNOR, HIGHFIELD ROAD, WHITESHILL, STROUD, GL6 6AL

The Property

Tucked away in the heart of the popular village of Whiteshill, Vaynor is an attractive detached family home enjoying an elevated position, generous surrounding gardens and stunning, far-reaching countryside views. Offering huge potential for a purchaser to make their own, this is a wonderful opportunity to acquire a home with versatile accommodation and a truly special outlook. Thoughtfully priced to reflect the vendors' genuine commitment to moving, Vaynor offers an exciting opportunity in this sought-after village setting.

Set back from the lane behind a wall and fencing, the property enjoys a lovely sense of privacy. To the front, a generous parking area provides space for at least three vehicles, with a gate opening onto the grounds. A pathway leads towards the house, with lawns to the left and useful sheds and log storage to the right. Steps rise to a terrace wrapping around the property, offering a lovely place to enjoy the elevated views before reaching the main entrance.

A glazed entrance door opens into a light-filled porch, providing a practical separation from the outside and helping to retain warmth. A further door leads into the entrance hall, with stairs to the first floor, doors to both reception rooms and the fitted kitchen, together with a useful understairs cupboard.

The sitting room is a particularly welcoming space, with windows to the front and rear allowing natural light to flow through. A characterful tiled fireplace with stone plinth, wooden mantel and inset open fire creates a wonderful focal point, perfect for cosy evenings. The room also enjoys beautiful views across the gardens and surrounding countryside.

Positioned to the front, the generously proportioned dining room enjoys delightful views and plenty of natural light. With space for a dining table and chairs, alongside a sofa or desk, this versatile room is equally suited to family dining, entertaining or working from home.

To the rear is the fitted kitchen, with white floor and wall-mounted cabinets, wood-effect worktops and tiled splashbacks. Integrated appliances include a dishwasher, double oven and gas hob with extractor above, together with space for additional appliances. A window above the sink overlooks the garden.

Adjoining the kitchen, the utility area provides space and plumbing for laundry appliances, additional worktops, storage and a window for natural light. A convenient ground floor cloakroom is fitted with a WC and wash basin.

Stairs rise to the first floor landing, with doors to all three bedrooms and the family bathroom. **All bedrooms face the front, enjoying stunning, far-reaching views across the valley and surrounding hillside.**

The master bedroom is a comfortable double room, filled with natural light and enjoying beautiful elevated views. There is ample space for additional furniture, whilst the adjoining en-suite shower room is fitted with a shower enclosure, wash basin, WC and excellent fitted storage, with tiled walls throughout. Bedroom two is a generous double room with wonderful views across neighbouring rooftops towards the rolling countryside beyond, creating a lovely sense of openness. Bedroom three is a small double, ideal as a child's bedroom, guest room or home office, with space for additional furniture and the same delightful valley outlook.

Completing the first floor is the spacious four-piece family bathroom, fitted with a bath, separate shower enclosure, wash basin and WC. A built-in vanity unit with cupboards, drawers and shelving provides excellent storage, complemented by mirrored cabinets with integrated lighting. Tiled walls, a rear-facing window and a conveniently positioned loft hatch complete the room.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, VIEWERS NEED TO BE IN A POSITION TO PROCEED








BREAD







Outside

The outside space is a wonderful feature of Vaynor, with gardens extending around the property and a series of well-defined levels creating a lovely combination of lawns, terraces and practical outdoor areas. The elevated position is particularly special, with stunning, far-reaching views across the valley, neighbouring rooftops and surrounding hillside.

To the front, a generous parking area provides space for at least three vehicles, with a tarmac surface complemented by decorative stone chippings. A painted boundary wall topped with timber fencing provides privacy, whilst a gate opens onto the grounds and a pathway leads towards the house. Established hedging lines the approach, adding greenery and a pleasant sense of separation from the lane.

The gardens surrounding the house offer a lovely balance of open lawn and more sheltered areas. Steps lead to a paved terrace extending across the front of the property, providing an inviting space to sit and enjoy the elevated outlook. Further lawns and established planting soften the setting, whilst pathways connect the different areas around the house.

To the rear, the garden is arranged across several well-defined levels, offering excellent versatility for family life and entertaining. Immediately adjoining the house is a generous paved terrace, providing ample space for outdoor seating, dining and a barbecue. This sheltered area is ideal for summer gatherings, relaxed family meals or simply enjoying time outdoors.

A low retaining wall and steps separate the terrace from the raised garden beyond, where a generous lawn provides a lovely space for children to play. Enclosed by timber fencing and established hedging, the garden enjoys a reassuring sense of privacy and security. **Also positioned within the raised rear garden is a substantial timber shed, offering excellent space for a workshop, hobbies, DIY projects or generous garden storage, together with a charming children's timber playhouse, adding further appeal for families.**

A further gravelled area, positioned towards the front of the garden, provides a particularly charming setting for a bistro table and chairs. **Whether enjoying a leisurely morning coffee or an evening glass of wine, this is a lovely place to sit and take in the beautiful views stretching across the valley and surrounding hillside.**

Pathways link the front, side and rear gardens, making the different levels easily accessible and allowing the outdoor space to be enjoyed from several perspectives.

Perhaps one of the most appealing aspects of the property is its wonderful elevated setting. The views stretch across neighbouring rooftops towards the rolling countryside and surrounding hillside, providing an ever-changing backdrop throughout the seasons.

With generous surrounding gardens, a choice of outdoor seating areas, excellent parking and substantial practical storage, Vaynor offers tremendous potential for a purchaser to make the most of both the house and its lovely setting.







Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating E



Location

Nestled in an elevated position above Stroud, Whiteshill is a thriving and much-loved village with a wonderful sense of community, beautiful surrounding countryside and an excellent range of local amenities.

At the heart of village life is the community-run shop and café, offering everyday essentials, local produce, arts and crafts, and a welcoming place to meet friends for coffee and homemade cakes. The popular Star Inn is another village favourite, hosting social events including live music and quiz evenings, whilst Whiteshill and Ruscombe Village Hall provides a variety of activities and classes, including yoga and ballet.

Families are particularly well catered for, with Whiteshill Primary School within easy walking distance, together with a children's playground, playing field and bike ramps. The village also enjoys a lively community calendar, including the much-loved annual Party in the Park, bringing residents together for music, stalls and family entertainment.

For secondary education, the highly regarded Marling School and Stroud High School grammar schools are approximately 1.5 miles away, with Archway School also conveniently situated at the bottom of the hill. Further educational options include Wycliffe College in Stonehouse, Stroud College, St Peter's School in Gloucester and a wide choice of primary schools in the surrounding area.

Stroud town centre, approximately 2.5 miles away, is renowned for its independent shops, cafés, restaurants and thriving arts scene. The award-winning weekly Farmers' Market is a particular highlight, alongside the Five Valleys Shopping Centre and indoor food market, the historic Subscription Rooms and the much-loved Museum in the Park. The town also hosts a varied programme of cultural events and festivals throughout the year, whilst Stroud Brewery provides a popular destination for locally produced organic beers and social gatherings.



Directions

From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the first exit onto Farmhill Lane. Follow up the hill and this road becomes The Plain, in the village of Whiteshill, continue passing the church on the right hand side, after a short distance you will see the war memorial on the right and a little further on the right a turning into Highfield Road., Continue along the road and the house is located on the left, there is a pull in for three cars and a gate set into the fence just before a small turning to the left (please note there is no board at the property) ///glows.pavement.distract



Approximate Gross Internal Area 1007 sq ft - 94 sq m

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 493 sq ft – 46 sq m

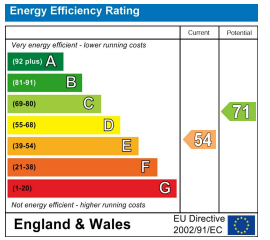


Ground Floor

First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



01453 703303

homes@ajeaglos.co.uk

www.ajeaglos.co.uk

rightmove

ESTATE AGENTS OF GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.