

1 HEATH COTTAGES WHITESHILL



WHITAKER
SEAGER



1 HEATH COTTAGES, MAIN ROAD, WHITESHILL, STROUD, GL6 6AW

A TWO BEDROOM END OF TERRACE COTTAGE BURSTING WITH CHARACTER ENJOYING A DELIGHTFUL GARDEN WITH STUDIO.

The property

This delightful end-of-terrace period cottage is within walking distance of the village school and scenic countryside walks. The current owners have enhanced the accommodation, thoughtfully adding to its character and charm.

The front door opens into a welcoming porch, leading into the sitting room. This lovely space features wooden floors, a red-brick feature wall, and a stone-and-brick fireplace with an inset wood burner. Deep-silled windows further add to the cottage's character. A door leads through to the centrally located dining room, which also benefits from a red-brick feature wall and a handy storage area beneath the stairs. From the dining room, a step leads down to the bathroom, while the space opens into the bright kitchen. The bathroom is filled with natural light from a window and Velux skylight and comprises a bath with shower over, a basin set on a vanity unit, and a WC, with an alcove housing a laundry cupboard and boiler. A step down from the dining room leads into the kitchen. This bright and airy room enjoys views over the garden and is fitted with practical base units, making it both

functional and inviting.

Upstairs, from the small landing, a step up leads into the main bedroom, set at the front of the house, complete with a feature fireplace and two windows. The second bedroom is located at the rear of the property, featuring painted wooden floorboards and access to the loft space.

Property Information:

Broadband: Ultra-fast (Ofcom)

Mobile Coverage: Good outdoors, variable indoors

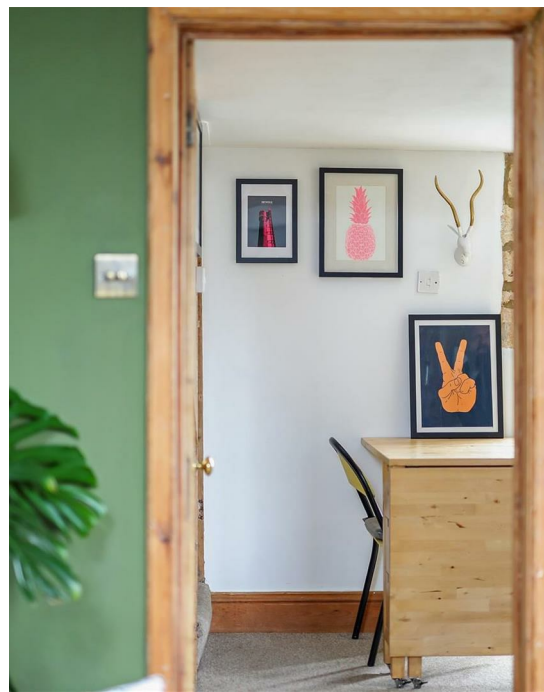
Heating: Gas central heating and woodburner

Parking: On-street, first come, first served

Title: July 1991 deed relating to rights granted

Planning: Expired planning permission

S.19/0017/HHOLD





Guide price
£325,000

- *Two Reception Rooms*
- *Two Bedrooms*
- *Kitchen*
- *Downstairs Bathroom*
- *Garden*
- *Garden Studio*

WITHIN EASY REACH...

- Stroud: 2.5 miles*
- Stratford Park: 1.8 miles*
- Nailsworth: 5.2 miles*
- Gloucester: 9.5 miles*

Outside

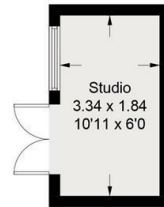
Attractive railings mark the front boundary, with a welcoming gate leading to the front door, the neighbour's entrance, and continuing around to the side and rear grounds. The area is neatly gravelled, while a fence with a wooden gate at the side provides access to the rear garden. Just outside the kitchen, a level gravelled terrace offers the perfect spot for alfresco dining. The rear garden is a true feature of the home. Largely enclosed by mature hedging and fencing, it is predominantly laid to lawn, creating a serene and private outdoor space. At the far end, a versatile garden studio, currently used as a home office, sits alongside a practical garden storage shed. From the garden, there are far-reaching views across the neighbours' rooftops, adding an extra sense of space and openness.

Situation

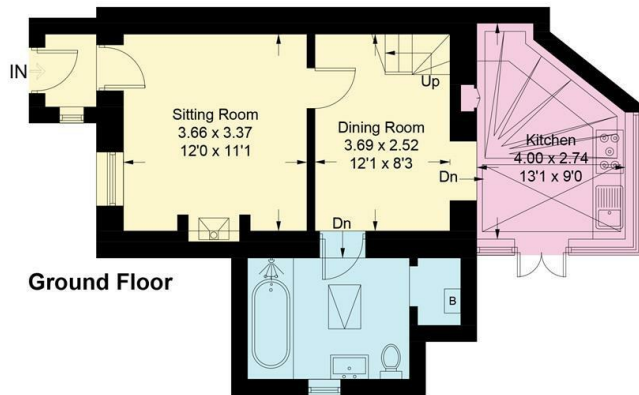
Whiteshill is an elevated village lying north of Stroud town. It's a thriving village which boasts its own church, primary school, village hall, pub and community run shop and café. Archway comprehensive school lies just outside Whiteshill in an area known as Paganhill. Stroud is the nearest town and is walkable (only 1.6 miles away) and served by a regular bus and offers an eclectic variety of shops, cafes, restaurants and an award winning farmers market not to mention great schooling including two grammar schools, one for boys 'Marling' and the 'High School' for girls. Stroud railway station offers direct links to London Paddington within 90 minutes. The nearest motorway link is J13 off the M5. Countryside walks immediately on your doorstep are in abundance and include nearby access to the Cotswold Way.



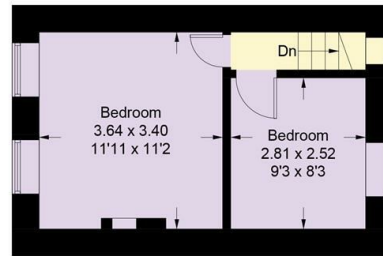
Approximate Gross Internal Area = 67.7 sq m / 729 sq ft
 Studio = 6.2 sq m / 67 sq ft
 Total = 73.9 sq m / 796 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290323)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL6 6AW

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 B 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.

