



West View, The Shard, Whiteshill, Gloucestershire, GL6 6BT  
£600,000





## West View, The Shard, Whiteshill, Gloucestershire, GL6 6BT

A substantial detached extended Cotswold stone property in a lovely location with a superb outlook in ever popular Whiteshill with over 2000 sq.ft. of living space, annexe potential and a total plot size of 0.39 acres

PORCH, THREE RECEPTION ROOMS, 15' KITCHEN, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, THREE FURTHER BEDROOMS, BEDROOM/STUDY, ANNEXE WITH ENTRANCE HALL, 15' LIVING SPACE AND SHOWER ROOM, A LARGE GARDEN WITH SUPERB VIEWS ACROSS THE VALLEY TO RUSCOMBE, WITH A TOTAL PLOT SIZE OF 0.39 ACRES.



Viewing by appointment only

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### Description

Peter Joy estate agents are delighted to offer West View to the market. This substantial detached character home is situated in a superb rural position in popular Whitehill. This elevated position is very much part of the thriving local community, and allows for a wonderful outlook across neighbouring fields and countryside to Ruscombe. The property is built using traditional methods from Cotswold stone under a pitched roof. It has been a comfortable home for the current owner for over 30 years, and the property has been renovated and improved during that time, with flexible, character accommodation arranged over three floors.

There's a huge amount of living space on offer here. A porch, study, sitting room with fireplace, 15' kitchen/dining room with walk in larder and Rayburn stove, dining room utility room and cloakroom/W.c are on the ground floor. A landing, principal bedroom with en suite shower room, family bathroom and four further bedrooms are found on the first and second floors. In addition to the main house, the property also offers the potential for self-contained accommodation with its own access. This annexe area comprises an entrance hall with a staircase leading up to the first floor, with a 15' open plan living space and shower room on this level. This annexe area comprises an entrance hall with a staircase leading up to the first floor, with a 15' open plan living space with kitchen area and shower room on this level. This space is bound to prove popular with buyers looking for accommodation for a dependant relative, a separate work from home space or to generate income from letting part of the property out. The house is well kept, and the windows at the front of the property take in the superb view across the valley.

### Outside

The spacious, characterful interior is complemented by a superb garden. This large productive area also makes the most of the lovely outlook, with the total plot measuring 0.39 acres. The property backs on to the lane, with the garden at the front of the property, making for a private space with a lovely westerly aspect. The garden is terraced, and borders open fields at the bottom. There is a level area to the front of the house, with space for a table and chair set. Steps then lead down into the garden. This is predominately laid to sloping lawns, with mature fruit trees and shrubs. There is a block built shed, two greenhouses and raised beds at the bottom of the plot (so ideal for buyers looking to grow vegetables and live "the Good Life"). Steps then lead back up to a level area to the side of the house. There is another level area here, with a timber shed and wood store.

### Location

Whiteshill benefits from a community ran village shop, a well-established primary school, a church, a playing field, village pub and walks on the doorstep in all directions. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### Directions

From Stroud take the A419 Cainscross Road road towards Stonehouse. On reaching the Cainscross roundabout turn right into Paganhill Lane signposted for Whiteshill. At the top of the hill turn left at the mini roundabout into Farmhill Lane, follow the road up and into the village of Whiteshill. Just after the church turn left sign posted village shop, and immediately right into Lower Street. Continue, pass the school and the property can be found backing on to the lane on the left, opposite the turning for Bell Pitch.

### Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is E, with the annexe Band A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from EE and Three but may be limited with other providers.

### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# West View, The Shard, Whiteshill, Stroud, GL6



Approximate Area = 1336 sq ft / 124.1 sq m

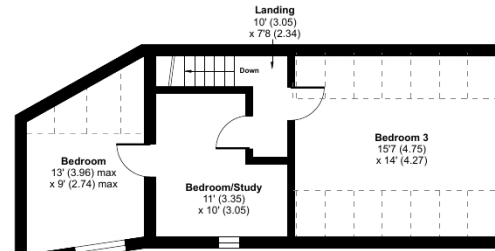
Limited Use Area(s) = 123 sq ft / 11.4 sq m

Annexe = 586 sq ft / 54.4 sq m

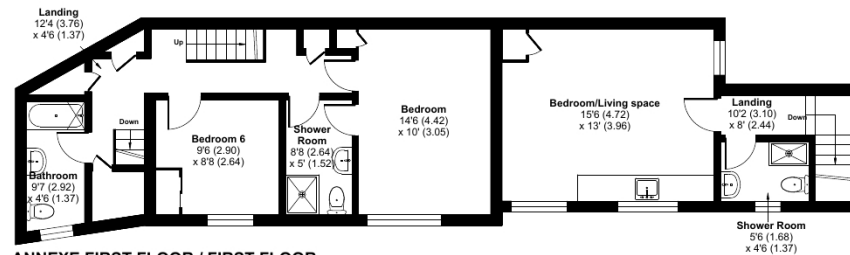
Total = 2045 sq ft / 189.9 sq m

For identification only - Not to scale

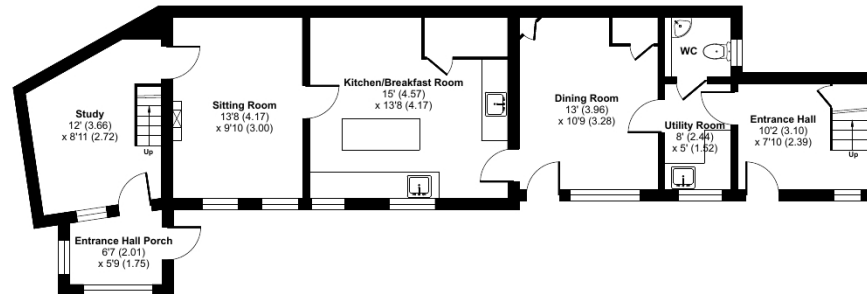
Denotes restricted  
head height



SECOND FLOOR



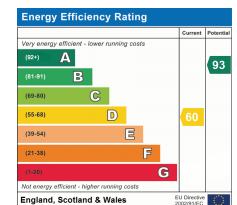
ANNEXE FIRST FLOOR / FIRST FLOOR



ANNEXE GROUND FLOOR/ GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1207466



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.