



3 Ferndale Road, Whiteshill, Stroud, Gloucestershire, GL6 6BA
Guide Price £375,000

PETER JOY
Sales & Lettings



3 Ferndale Road, Whiteshill, Stroud, Gloucestershire, GL6 6BA

Chain free - A completely renovated and modernised two bedroom cottage sat in a glorious position in the village of Whiteshill with stunning views, generous garden and parking as well as an outstanding energy performance.

CHAIN FREE – RENOVATED AND MODERNISED TO NEW BUILD STANDARD - ENTRANCE HALLWAY WITH UNDERSTAIRS STORAGE, UTILITY ROOM, DOWNSTAIRS W/C, 14' (MAX) LIVING ROOM WITH FIRE PLACE AND DOUBLE DOORS TO GARDEN, 10' MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES, BRIGHT LANDING, MODERN FOUR PIECE BATHROOM WITH SEPARATE SHOWER, 10' BEDROOM TWO, 12' (MAX) MAIN BEDROOM, STUNNING SOUTH EASTERLY VIEWS, GENEROUS GARDENS WITH DECKED SEATING AREA AND LAWN, PARKING FOR ONE CAR, B RATED EPC, SOLAR PANELS, VILLAGE AMENITIES INCLUDING PRIMARY SCHOOL, PLAYING FIELD, COMMUNITY SHOP & WALKS NEARBY.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

A brilliant and thorough renovation. A completely renewed terraced cottage that has been modernised in virtually every way situated in the village of Whiteshill around two miles from Stroud. The property has been the subject of extensive works with energy efficiency and energy cost saving at the forefront in what is now a delightful two bedroom property. Whiteshill allows for easy access to the shops, amenities and train station of Stroud and is well known locally for its great community that benefits from a playing field, established primary school, regular bus route and community ran village shop/cafe. The ground floor has zoned underfloor heating running throughout and comprises of an entrance hallway with understairs cupboard, a utility room housing the new boiler, downstairs w/c, 14' (max) living room with a fire place and double doors out and a 10' modern fitted kitchen that has integrated fridge/freezer, dishwasher and oven/hob. On the first floor is a bright landing, modern four piece bathroom with separate shower, 10' bedroom two and 12' (max) main bedroom. Windows to the front of the property have quite stunning south easterly views over the valley towards Stroud and is enjoyed from the bedrooms, kitchen and living room. The property benefits from gas central heating, solar panels (please ask for more details), ground floor underfloor heating and 'A rated' double glazing. Other works worth noting following the renovation is the new roof including a new dormer to the rear, the complete rewire, replumbing and new heating system.

Outside

To the 'rear' of the house is the parking space and pedestrian access to the house. To the 'front' of the property there is a decked seating area ideal for al-fresco dining that makes the most of the brilliant views with steps down to the generous lawn area. The outside offers flexibility in it's size and shape with possibilities to erect sheds/cabins/work shops (subject to usual regulations and permissions) without impacting the feel of the garden. There is a side access across the neighbouring property for occasional garden access as well.

Location

Whiteshill benefits from a community ran village shop/cafe, 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 as well. 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

Leave Stroud via the Cainscross Road and take the third exit signposted Whiteshill. Proceed to the mini roundabout and take the first exit proceeding up the hill into Whiteshill. Pass the church on the right hand side and as well as the turnings for Field and Highfield Road. Take the next right into Victory Road and the property can be found down a driveway on the right hand side as indicated by our "For Sale" board.

Tenure

Freehold

Services

We are informed that all mains services are connected to the property. The ground floor benefits from zoned underfloor heating and there are 6 solar photovoltaic panels installed giving up to 2.31 kW of electrical power.

Council Tax Band

C

Local Authority

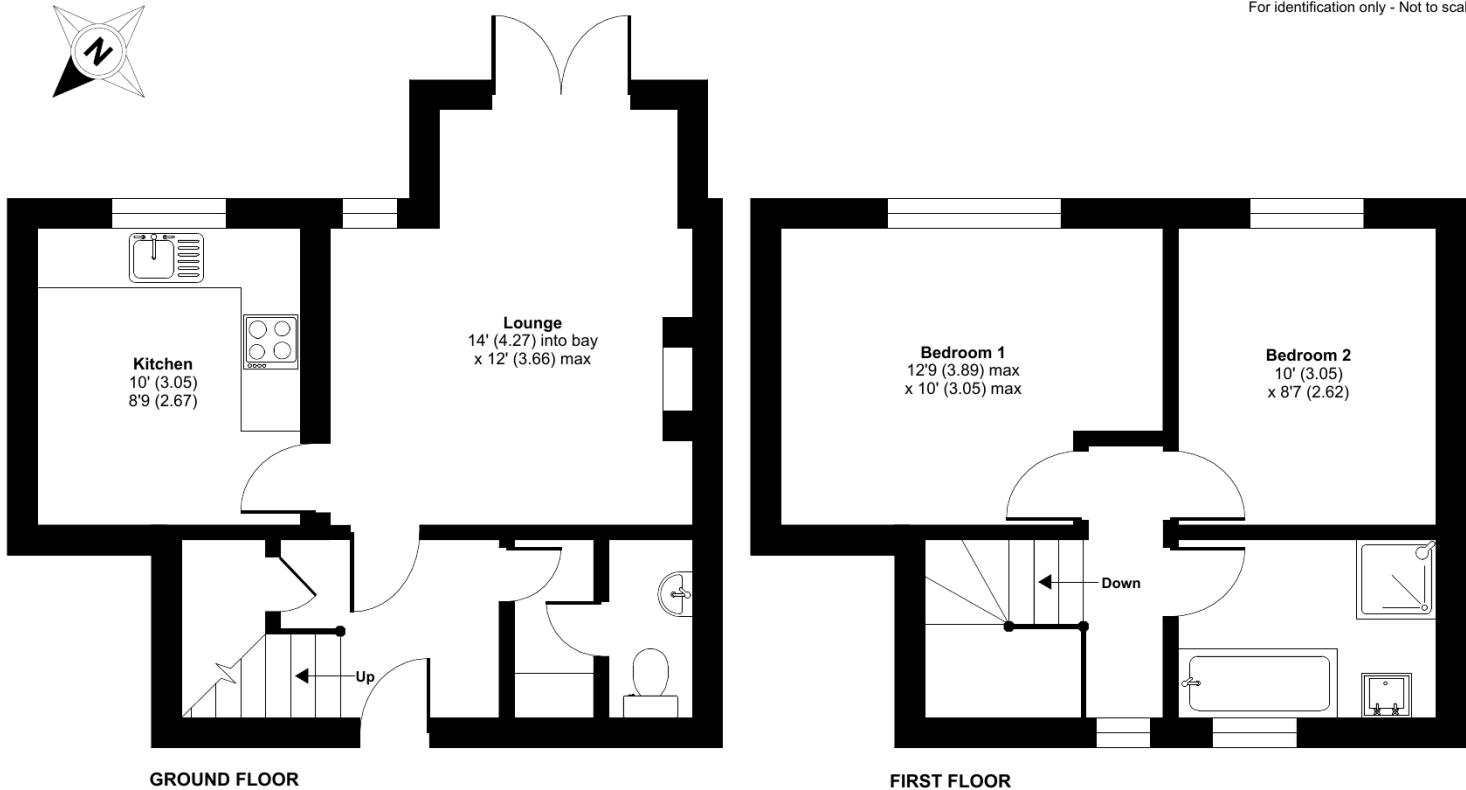
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



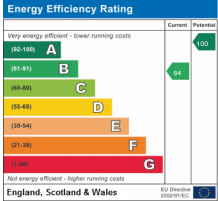
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Approximate Area = 694 sq ft / 64.5 sq m

For identification only - Not to scale



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: 1028583



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.