



4 Ferndale Cottages, Victory Road, Gloucestershire, GL6 6BA  
Price Guide £480,000

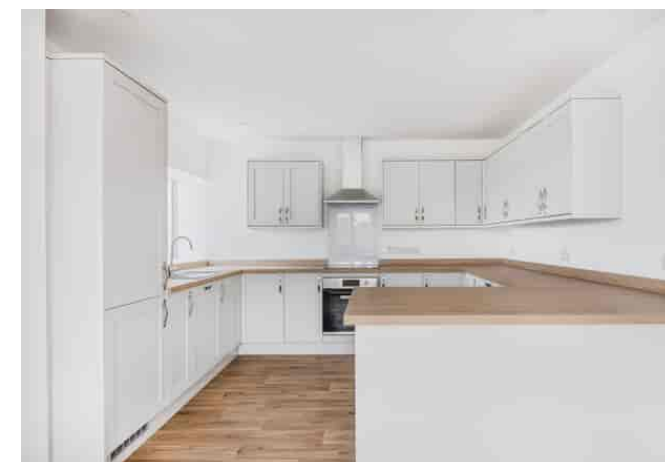




## 4 Ferndale Cottages, Victory Road, Gloucestershire, GL6 6BA

A brilliant, comprehensive renovation of an end of terrace cottage in a superb south facing location in the heart of popular Whiteshill village with three bedrooms, connecting sitting and dining rooms, a large garden with a fantastic view and gravelled driveway parking, offered to the market with no onward chain.

ENTRANCE HALL, CLOAKROOM/W.C, FITTED KITCHEN WITH APPLIANCES, CONNECTING SITTING ROOM AND DINING ROOM WITH BI-FOLD DOORS THAT OPEN TO A LARGE TERRACE, STUDY/PLAYROOM, UTILITY ROOM, THREE BEDROOMS, BATHROOM WITH SHOWER CUBICLE, GRAVELLED DRIVEWAY, A LARGE REAR GARDEN WITH A SOUTHERLY ASPECT AND LOVELY OUTLOOK

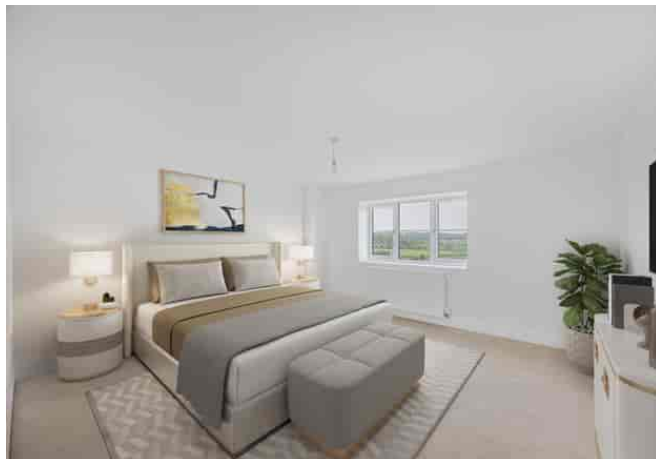


Viewing by appointment only

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

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### Description

4 Ferndale Cottages is an extended end of terrace cottage in a superb elevated location well away from passing traffic at popular Whiteshill. This location is very much part of the good local community, with a primary school, community run shop and a good pub within easy reach and country walks on the doorstep. The property has been the subject of a comprehensive renovation programme and has just been completed (May 2025). It offers one lucky buyer the best of both worlds – an older property in a wonderful village location with the benefits of modern plumbing, heating, roofing, wiring, fittings and solar panels. The accommodation is arranged over two floors. A long entrance hall, cloakroom/W.c, study/playroom, utility room, kitchen/dining room with integrated appliances and a connecting open plan sitting room are on the ground floor. The latter combine to make a first class living space, light and sunny, with a bank of glazed doors that open on the garden and the super view. A staircase leads up from the hall to the first floor, with a landing, three bedrooms and a bathroom on this level. The view from the windows at the front is very special and tasteful, high quality fittings have been used throughout. A brilliant house, offered to the market with no onward chain - viewing essential.

### Outside

The interior is complimented by driveway parking and a large garden with a terrace. A drive leads down from Victory Road. This is owned by the property with a right of access for the neighbouring house, This leads to a gravelled drive to the side of the house with space to park several vehicles. The garden is at the rear, and this large area has just been re turfed - a generous blank canvas ready to make your own. There is a large terrace directly behind the house and this is the perfect place to sit and enjoy the super view and sunny aspect. Bi-fold doors open to connect this to the living space, connecting the inside with the outside.

### 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.

### Property information

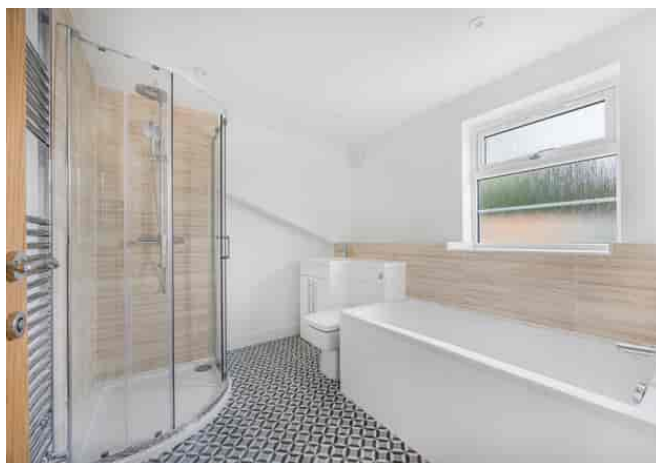
The property is freehold. Gas central heating, mains electricity, solar panels, water and drainage. The ground floor benefits from zoned underfloor heating and there are 6 solar photovoltaic panels installed giving up to 2.5 KW of electrical power. The council tax band is D. We have checked the service 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 all major providers but may be limited inside the house.

### Agents Note

The owner property also owns the plot of land to the side of the property, and they will be applying for planning permission to build two detached houses here. please contact the office for more information. We have augmented our photographs with CGI to give an indication of how buyers might live in the property.

### Local Authority

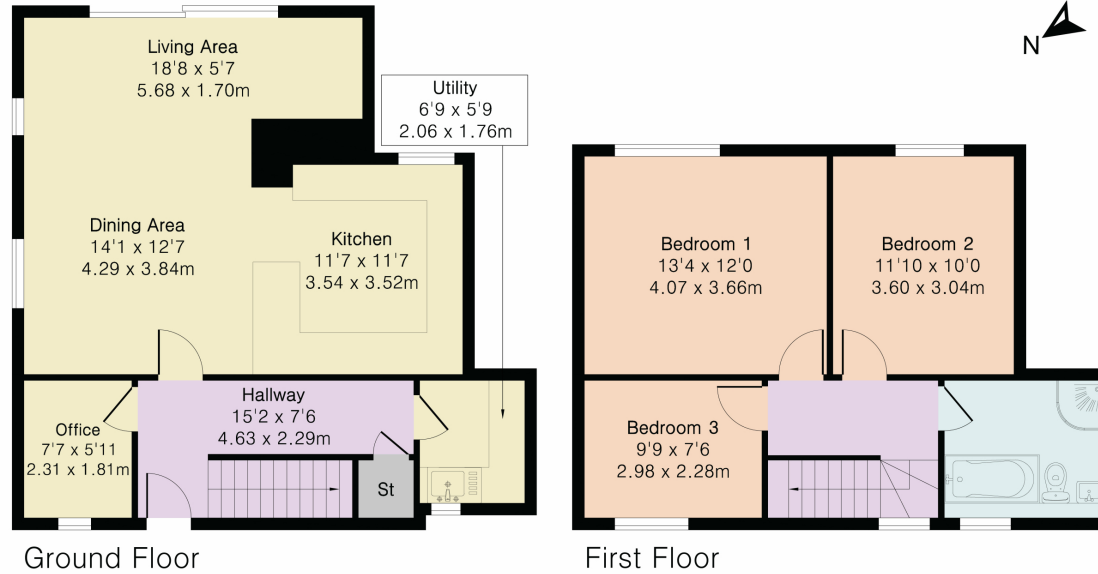
Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



## Approximate Gross Internal Area 1152 sq ft - 107 sq m

Ground Floor Area 642 sq ft – 60 sq m

First Floor Area 510 sq ft – 47 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**PETER JOY**  
Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) <b>A</b>		
(81-90) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.