



24 Parklands Orchard, Whitminster, Gloucestershire, GL2 7PE

£725,000

PETER JOY
Sales & Lettings



24 Parklands Orchard, Whitminster, Gloucestershire, GL2 7PE

A well appointed detached family house tucked away in the corner of this well regarded road in Whitminster with over 2,200 sq. ft. of living space, a 20' x 20' double garage, a large drive and level landscaped gardens.

SPACIOUS ENTRANCE HALL, CLOAKROOM/W.C, 17' SITTING ROOM, 25' KITCHEN/FAMILY ROOM, UTILITY ROOM, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, GUEST BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, 20' DOUBLE GARAGE, A LARGE PARKING AREA AND LEVEL LANDSCAPED GARDENS.



Viewing by appointment only

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

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Description

A superb detached house situated in the corner of Parklands Orchard, a well regarded road in Whitminster. This well appointed property was built by Newlands Homes in 2019. The current owners quickly realised the benefit of the position of this property within the development at a pre release visit and snapped the plot up. Upon inspection it's easy to see why the location appealed - the property has a large frontage, perfectly suited to the impressive interior, with over 2,200 sq.ft. of comfortable family space arranged over two floors. An spacious entrance hall with cloakroom/W.c greets you, with the kitchen/family room beyond this. This 25' room is the hub of the house, with plenty of space to cook, eat, entertain and relax, and the glazed garden room area with double doors to the garden is a real talking point. A useful utility room, 17' sitting room, guest bedroom with en suite shower room and another flexible room that could be used as either a bedroom or reception room are also on the ground floor. A staircase leads up from the hall to the first floor, with a landing, 14' principal bedroom with en suite shower room, two further double bedrooms and a family bathroom on this level. High quality fittings have been used throughout the house, and the flexible layout allows the property to be used in a number of ways to suit different buyers. A brilliant home, and certainly one for your viewing list.

Outside

The property benefits from a 20' x 20' double garage, a large drive area with space to park several cars and still turn and level landscaped gardens. The parking area at the front is far larger than is typical for a house of this style, and the neighbours have a right of access over the first area for access to their garage. The double garage is in front of the house and this has power and light. There is a gated access to both sides, with the garden at the rear of the house. This area has been carefully landscaped, with a paved seating area behind the house. Double doors open from the kitchen on to this area, masking for an ideal entertaining area. A level lawn is beyond this, with raised borders stocked with a variety of shrubs and a characterful old red brick wall edging the plot. There is another paved area in the corner of the garden - the perfect spot for a garden sofa.



Location

Whitminster has good local facilities, including a well-regarded village Primary School, a convenient village shop, village hall, Highfield garden centre, and a mobile post office. The Whitminster playing field and pavilion provide an ideal backdrop for community football and cricket matches. Additionally, there's a recently constructed children's play area and skate ramp. The village also offers a variety of dining options, including The Whitminster Inn, serving a diverse range of Chinese, English, and Indian dishes, as well as The Old Forge Inn and The Fromebridge Mill. Situated just over a mile away, Junction 13 of the M5 motorway grants easy access to larger cities such as Gloucester, Cheltenham, and Bristol.



Directions

From Stroud, take Cainscross Road until you reach the roundabout. Take the first exit onto Dudbridge Road and follow the signs for the M5. Continue on the A419 over J13, taking the 3rd exit onto Bristol Road (A38). Just past the garden centre, take the left turn into School Lane. Continue along School Lane for around 800 meters, and you will note a turning on your left into Parklands Orchard. Continue into Parklands Orchard. Follow this road around, bear right, pass the green and the property can be found at the end of road.

Property information

The property is freehold. Mains electricity, gas, water and drainage. The council tax band is G. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard, Superfast & Ultrafast broadband, and you are likely to have service from the main service providers.

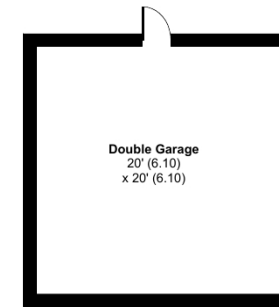
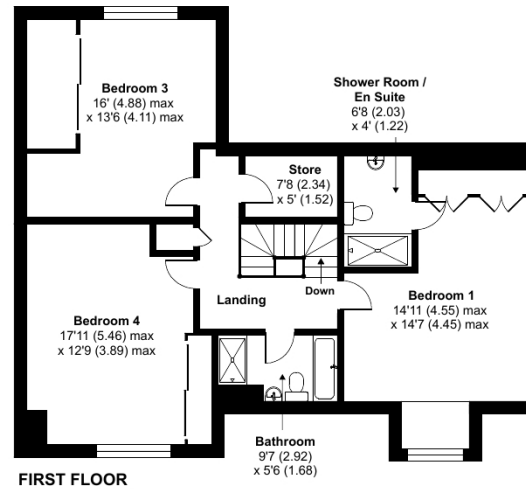
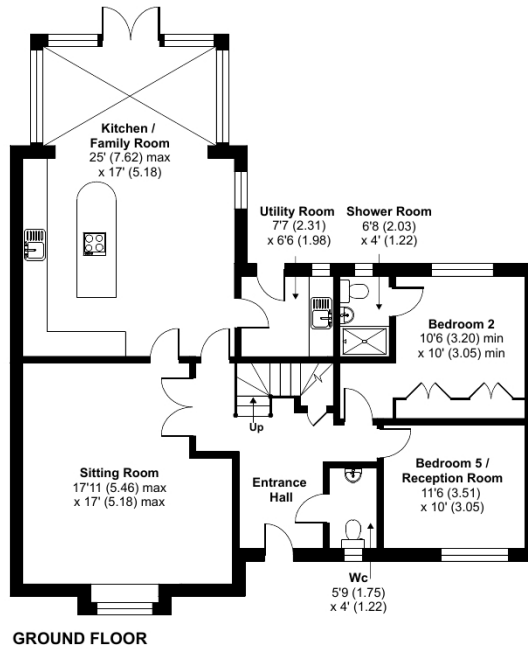
Local Authority

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

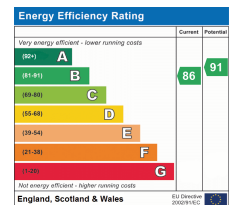
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Approximate Area = 2272 sq ft / 211 sq m
 Garage = 404 sq ft / 37.5 sq m
 Total = 2676 sq ft / 248.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1204194



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.