



Boys School House, Lower Street, Whiteshill, Stroud, Gloucestershire, GL6 6AS  
Guide Price £425,000

**PETER JOY**  
Sales & Lettings



## Boys School House, Lower Street, Whiteshill, Stroud, Gloucestershire, GL6 6AS

A detached three bedroom house, set in it's own plot with generous gardens and off street parking. Located in the heart of the popular village of Whiteshill, this family home has superb views across the valley, and is a stones throw away from the primary school. The community run shop, village pub and playing fields are also a short walk from this chain free property.

ENTRANCE CONSERVATORY, TWO RECEPTION ROOMS, RECENTLY FITTED KITCHEN, REAR HALL, FAMILY BATHROOM, THREE GOOD BEDROOMS, WC, LARGE FLAT GARDENS, OFF ROAD PARKING, FANTASTIC VALLEY VIEWS, GAS CENTRAL HEATING, DOUBLE GLAZING AND OFFERED CHAIN FREE



Viewing by appointment only

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

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### Description

Boys School House is an individual, detached period property located on Lower Street in the heart of this popular village. Whiteshill is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stroud with a park, community run shop, village pub and primary school close by. The accommodation is arranged over two floors and comprises entrance conservatory, two reception rooms, newly fitted kitchen with built in appliances, rear hall that could be converted into a utility space and boot room, family bathroom with recently updated white suite. The first floor offers three good sized bedrooms and a WC. The views from the front bedrooms are across the valley with the large windows allowing for lots of natural light. Further benefits include gas central heating, double glazing and being offered to the market with no onward chain.

### Outside

The private, large flat gardens are to the front of the property and are a blank canvas for a new owner to create a space that works for them. The current vendor has previously had a productive fruit and vegetable garden, and there is space to incorporate an area for this purpose again. To the side is an off road parking space.

### 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 as well as. 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. The property can be found on the right, just after the school as indicated by our For Sale board.

### Services

The property is freehold. Gas heating, mains electricity, water and drainage. 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 standard and superfast, and you are likely to have service from the main service providers Openreach and EE.

### Local Authority

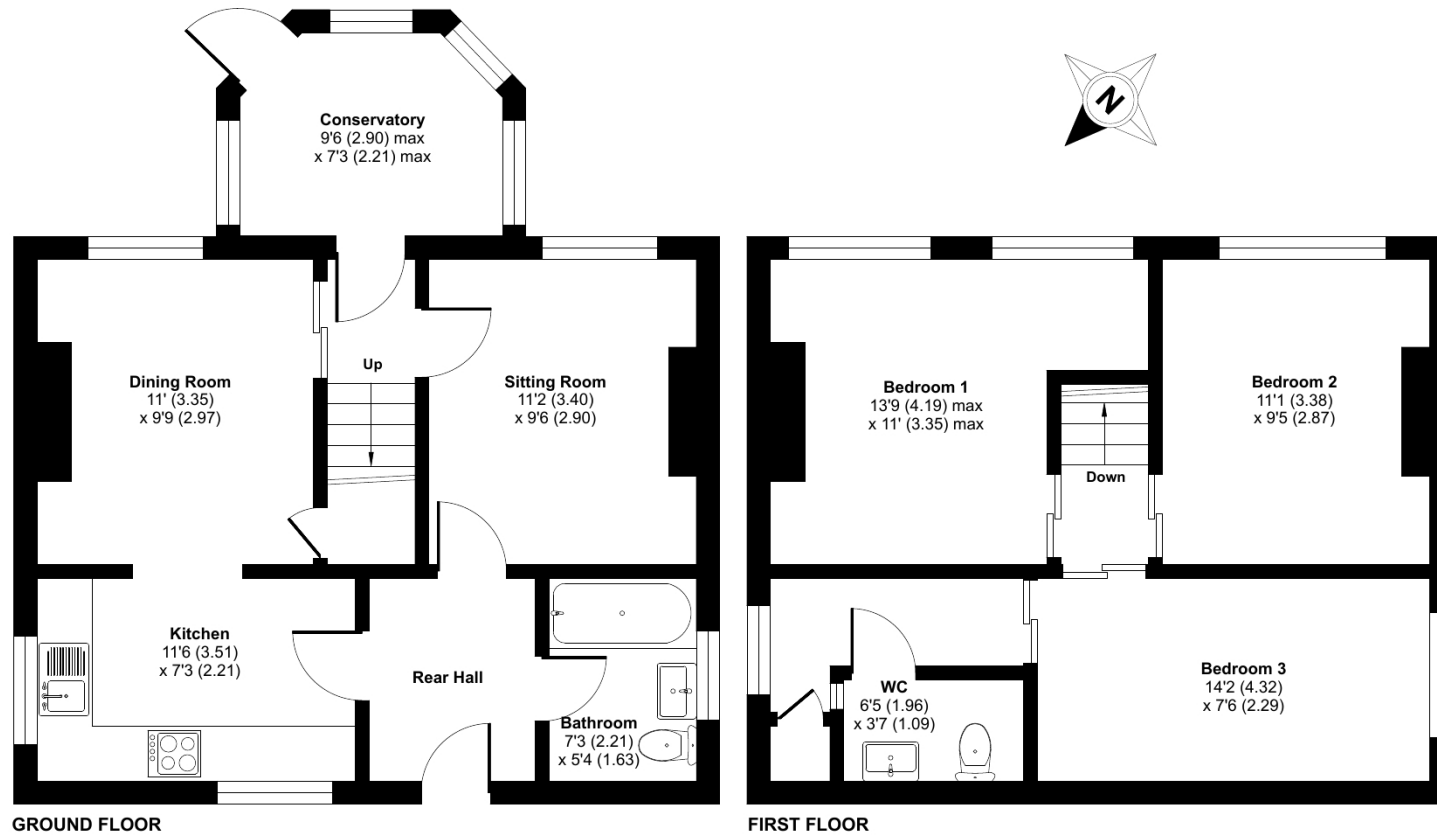
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



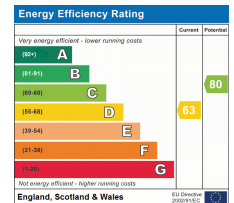
# Lower Street, Whiteshill, Stroud, GL6

Approximate Area = 967 sq ft / 89.8 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: 1134736



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.