



The Rockery, Upper Kitesnest, Whiteshill, Gloucestershire, GL6 6BG  
Guide Price £520,000

**PETER JOY**  
Sales & Lettings



## The Rockery, Upper Kitesnest, Whiteshill, Gloucestershire, GL6 6BG

An extended and well-proportioned three bedroom Cotswold stone property located towards the top of Whiteshill with two reception rooms, views, parking and lovely studio/cabin with water, power and light.

ENTRANCE PORCH/BOOT ROOM, 21' SITTING ROOM WITH WOODBURNER, ACCESS TO CELLAR, FITTED KITCHEN WITH TWO WINDOW OPENINGS, DINING ROOM WITH ACCESS TO GARDEN, LANDING, DUAL ASPECT THIRD BEDROOM WITH AIRING AND STORAGE CUPBOARDS, BATHROOM WITH ROLL TOP BATH, 12' SECOND BEDROOM, 14' TOP FLOOR MASTER BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE SHOWER ROOM, GAS CENTRAL HEATING AND DOUBLE GLAZED, CHARACTER FEATURES THROUGHOUT, PARKING, FRONT GARDENS CONTAINING GARAGE, 15' STUDIO WITH WATER, POWER AND LIGHT, PATIO SEATING AREA AND LAWN, SOUTH FACING VIEWS TO THE FRONT, AMENITIES & WALKS NEARBY.



Viewing by appointment only

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

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

A delightful extended three bedroom Cotswold stone property dating back to 1824 that is situated on Upper Kitesnest towards the top of the village of Whiteshill a couple of miles North West of Stroud. Whiteshill is known for its friendly community and benefits from an established primary school, village pub, large park/playing field and a community ran village shop whilst allowing for easy access to the shops, amenities and train station of Stroud.

The ground floor comprises an entrance porch/boot room, a 21' sitting room with exposed stone wall, woodburner and two window seats, a fitted kitchen with range cooker and two window openings into the bright dining room with built in pantry cupboards, three Velux windows and access to the garden. There is a cellar which has power and light but its access is neatly disguised in the living room to assist the room with more day to day living. On the first floor is a landing, a dual aspect third bedroom with loft access and airing and storage cupboards, a stylish bathroom with roll top bath and reclaimed mid century vanity unit and a 12' second bedroom. The top floor is home to a 14' master bedroom with built in wardrobes, two windows and en-suite shower room. Windows to the front of the property enjoy a southerly aspect towards fields around Pitchcombe so is particularly enjoyed from the top bedroom. The property benefits from gas central heating and double glazing as well as character features throughout from the window seats and exposed stone to the woodburner and exposed wood. The current vendors have improved the property greatly over the years by replacing the windows, extending out to create the dining room, erecting the studio and installing the kitchen and bathroom.

### Outside

The interior is complemented by having a good-size level garden accessed from the dining room or side access. The private garden is bordered with well-established trees/hedges and is mainly laid with lawn but benefits from a patio seating area, a summerhouse, ideal cabin/studio (with water, power and light) suitable for an array of working from home jobs, planted borders, a shed and a garage currently used as a workshop also with power and light. There is parking for two/three vehicles to the side of the property.

### 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

Leave Stroud via the Cainscross Road and take the third exit off of the Cainscross roundabout 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. The property can be found just after Victory Road on the right as indicated by our "For Sale" board.

### Agents Note

The seller has removed the central border by the dining room doors since the external pictures were taken.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax Band

E

### Local Authority

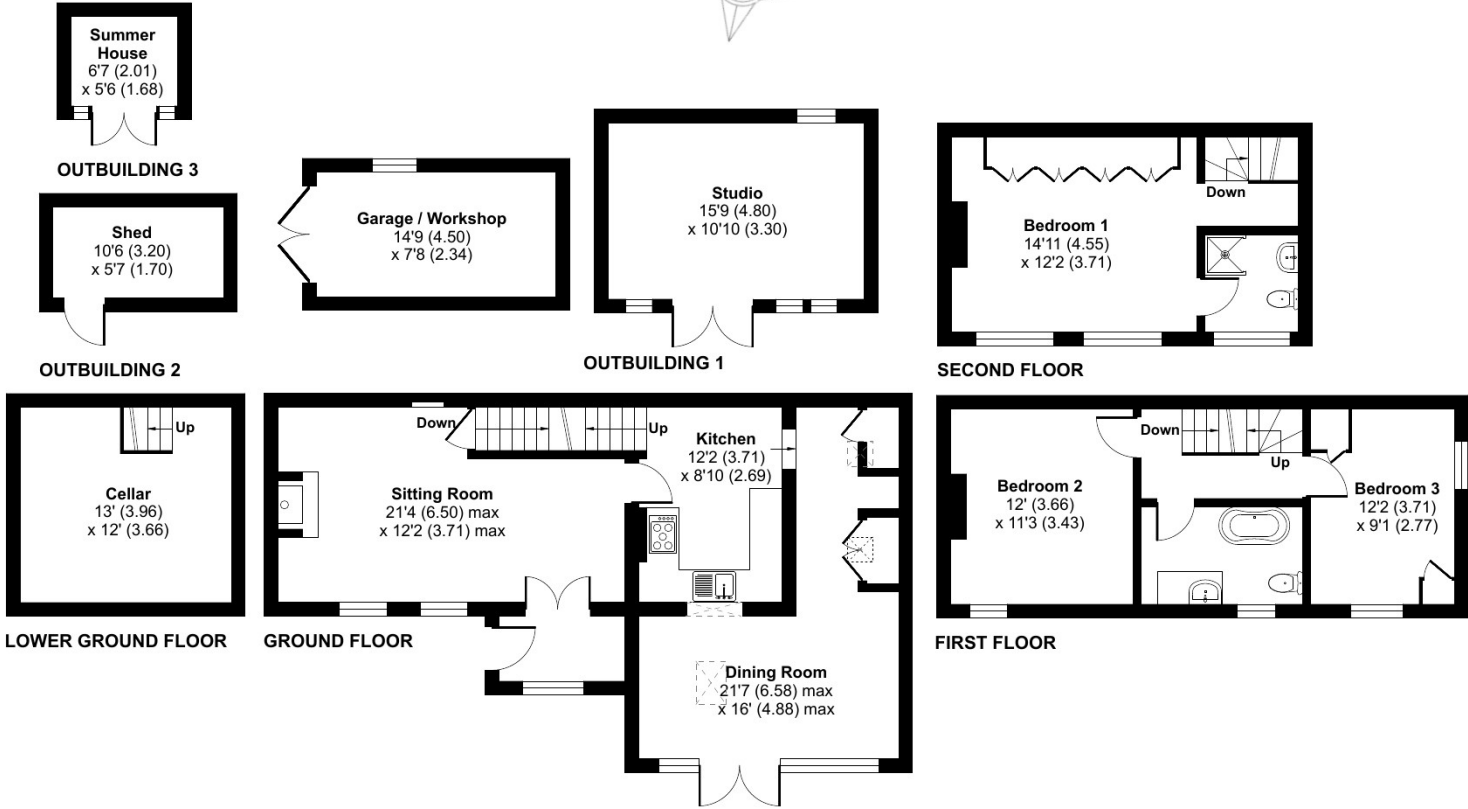
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



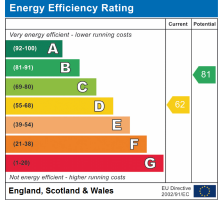
# Whiteshill, Stroud, GL6

Approximate Area = 1550 sq ft / 144 sq m (includes garage)  
 Outbuildings = 266 sq ft / 24.7 sq m  
 Total = 1816 sq ft / 168.7 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: 984565



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.