



New Ember Myth, Lower Kitesnest Lane, Whiteshill, Stroud, Gloucestershire, GL6 6BL
Offers Over £650,000

PETER JOY
Sales & Lettings



New Ember Myth, Lower Kitesnest Lane, Whiteshill, Stroud, Gloucestershire, GL6 6BL

A redbrick detached home, quietly positioned in an elevated and secluded spot in Whiteshill. This well-presented property offers spacious accommodation across two floors, featuring generous front and rear gardens, elevated views, a double garage, and off-road parking.

ENTRANCE PORCH, HALLWAY, SNUG, SITTING ROOM WITH ENCLOSED WOOD BURNER, CONSERVATORY, KITCHEN, CLOAKROOM, RECEPTION ROOM, UTILITY, DOWNSTAIRS SHOWER ROOM, FOUR BEDROOMS, TWO FAMILY BATHROOMS, STUDY, DRESSING ROOM, AMPLE OFF ROAD PARKING, DOUBLE GARAGE, MATURE GARDENS TO THE FRONT AND REAR.



Viewing by appointment only

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

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Description

Elevated in a secluded position in Whiteshill, this four-bedroom detached home has been lovingly owned by the same family for the past 20 years, serving as a spacious and well-loved family home. The property is approached via a driveway and pathway leading to an inner porch, which opens into a welcoming tiled hallway. The ground floor offers versatile accommodation, including a snug, a sitting room with an enclosed wood burner, a conservatory located off the sitting room, a kitchen/dining room, a cloakroom, a reception room (also with an enclosed wood burner), a utility room, and a downstairs shower room. The kitchen features a range of wall and base units, complemented by a freestanding Rangemaster oven and a selection of freestanding appliances. Stairs from the hallway lead to the first floor, where you'll find four generously sized bedrooms — three with front-aspect views across Stroud and one positioned at the rear overlooking the rear garden. The first floor also includes two bathrooms, one of which benefits from an adjoining dressing room. Additionally, a study provides an ideal space for working from home.

Outside

The property occupies a total plot of approximately 0.22 acres. At the front, there is ample off-road parking and access to a double garage. The front garden features mature borders and a wildflower lawn. Gated side access is available on both sides of the property, leading to the rear garden. At the top of the garden, there is a dedicated vegetable plot, while the remaining space offers mature borders and a well-maintained lawn. A seating area halfway up the garden provides an ideal spot for alfresco dining, and a sheltered area adjacent to the house offers a versatile 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

Leave Stroud via Cainscross Road and take the third exit at the Cainscross roundabout, signposted Whiteshill. Proceed to the mini roundabout and take the first exit, continuing up the hill into Whiteshill. Pass the church on your right, continue up the hill, and turn right onto Upper Kitesnest Lane. Follow the lane, then turn right onto Lower Kitesnest Lane. Follow the road as it bends to the left — the property is located towards the bottom of the hill.

Property information

The property is freehold. Gas central heating with two boilers, mains electricity, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard & superfast. You are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

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



**Approximate Gross Internal Area 2375 sq ft - 221 sq m
(Excluding Garage)**

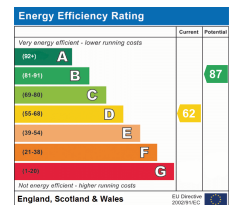
Ground Floor Area 1312 sq ft – 122 sq m

First Floor Area 1063 sq ft – 99 sq m

Garage Area 278 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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.