

*AJ* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

# SARNAI STROUD, GL6 6AH

Guide price £374,000

## Description

Nestled in the picturesque village of Whiteshill, this three-bedroom semi-detached home is set within an Area of Outstanding Natural Beauty, it enjoys sweeping views across the valley—offering an ideal lifestyle for families seeking peace and rural charm while remaining close to Gloucester and the M5 for excellent commuter access.

Approached via a private driveway with space for two vehicles, the property also benefits from a single garage and an additional parking space to the front. A well-kept lawned garden with mature planting enhances the home's kerb appeal. Leading to a welcoming porch and glazed door into the entrance hall offering practical space for coats and shoes, with potential to add a downstairs WC (subject to permissions).

The ground floor features a light-filled sitting room with a large front-facing window framing views of the garden and distant hills. A feature stone fireplace, and the space flows seamlessly into the dining area, comfortably accommodating a six-seater table. Door opens directly onto the terrace, connecting indoor and outdoor living. Perfect for family get togethers. The kitchen is fitted with sleek pale grey cabinetry, dark worktops, and integrated appliances including a double oven, ceramic hob, extractor fan, and fridge/freezer. There's also room for a washing machine and dishwasher. A side door offers access to the driveway and rear garden.

Upstairs, a naturally lit landing gives way to three well-proportioned bedrooms and a family bathroom. Bedroom one to the front, enjoys lovely front-facing countryside views a good sized double room with space for freestanding furniture and exposed floorboards and lovely decorated feature wall. Bedroom two equally a double room with views of the rear garden and a cupboard housing the boiler. Also having exposed floorboards along with space for freestanding furniture. Bedroom three is currently used as a home office but works equally well as a single bedroom. Would make a lovely hobby room with views for inspiration. Lovely outlook to the front. Family bathroom features a panelled bath with electric shower over, hand wash basin with vanity cupboard surrounding and high level WC. Opaque window to the rear. Also having good natural light.

Gardens to the rear can be accessed from the door in the dining room and side door from the kitchen. A raised drystone wall with steps to the side lead up to a chipping area and paved terrace. Perfect space for the washing line. The pathway continues to a delightful raised terrace. This is the perfect entertaining space and with the summers we are seeing, ideal for alfresco dining. A garden shed along with enclosed fence creates a natural divide. The pathway then opens to an expanse of lawn enclosed to all sides. All laid to lawn with central pathway to a rear gate provides pedestrian access to the road behind. This area provides perfect space for all the family to enjoy and perfect children's play area or a fantastic vegetable garden. A single garage is equipped with power, lighting, and a side window with a workbench beneath great for storage or workshop. AGENT NOTE : Subject to obtaining the required permissions we do believe it may be possible to create further parking if required to the rear of the property.

Located on a desirable road in the heart of Whiteshill village, this home is within walking distance of local schools, scenic woodland walks, and all the benefits of countryside living. With natural light in abundance, scope to extend, and a peaceful village setting, this is a rare opportunity to own a truly lovely family home.

AGENTS NOTE:  
Stamp Duty at £374,000  
First time Buyer £3,700 Moving House £8,700, Additional Property £24,000

- Three bedroom semi-detached home in the heart of Whiteshill
- Open-plan living/dining area with door to the rear garden
- Two generous double bedrooms plus a versatile single bedroom/office
- A very good sized garden with views across the valley. Offers space for all to enjoy
- Stunning valley views & set within an Area of Outstanding Natural Beauty
- Modern fitted kitchen with integrated appliances & direct garden access
- Bright & airy throughout with large windows & ample natural light
- Private driveway with parking for two cars along with further parking to the front & Garage





## Location & Amenities

Located in the heart of the thriving village of Whiteshill, this property is surrounded by a strong sense of community. The village offers a community-run shop and café selling essentials, local arts and crafts, and light refreshments. The Star Inn hosts regular events such as live music, quizzes, and bingo, all promoted via its Facebook page. Whiteshill and Ruscombe Village Hall supports a variety of classes for all ages, including yoga and ballet, while the nearby junior school is just a five-minute walk from the back gate of the property.

Recreational facilities include a children's play area and bike jump park by the playing field, and a local playgroup caters to younger families. Each summer, the villages host the popular Annual Party in the Park, featuring music, stalls, and competitions. Two of Gloucestershire's seven grammar schools—Marling School and Stroud High School—are within walking distance, with additional access to Archway School, Wycliffe College, Stroud College, and a wide choice of primary schools.

Stroud, just a short distance away, is celebrated for its vibrant arts scene, home to the award-winning weekly Farmers' Market, the indoor Five Valleys Shopping Centre, and events at the Subscription Rooms and Museum in the Park. The town also hosts an annual textile festival, and offers a wide range of pubs, restaurants, and the much-loved Stroud Brewery, known for its ethical, organic beers and lively social events. Excellent transport links include bus routes, a mainline station with direct trains to London Paddington, and convenient motorway access.



## Useful Information

**Tenure:** Freehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band C and EPC rating D

## Directions

From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the first exit onto Farmhill Lane. Follow up the hill and this road becomes The Plain, in the village of Whiteshill, continue passing the church on the right hand side, after a short distance you will see the war memorial on the right and turning into Field Road. Follow the road and the property is located on the left hand side as denoted by our for sale board. [///hill.relishes.prancing](http://hill.relishes.prancing)



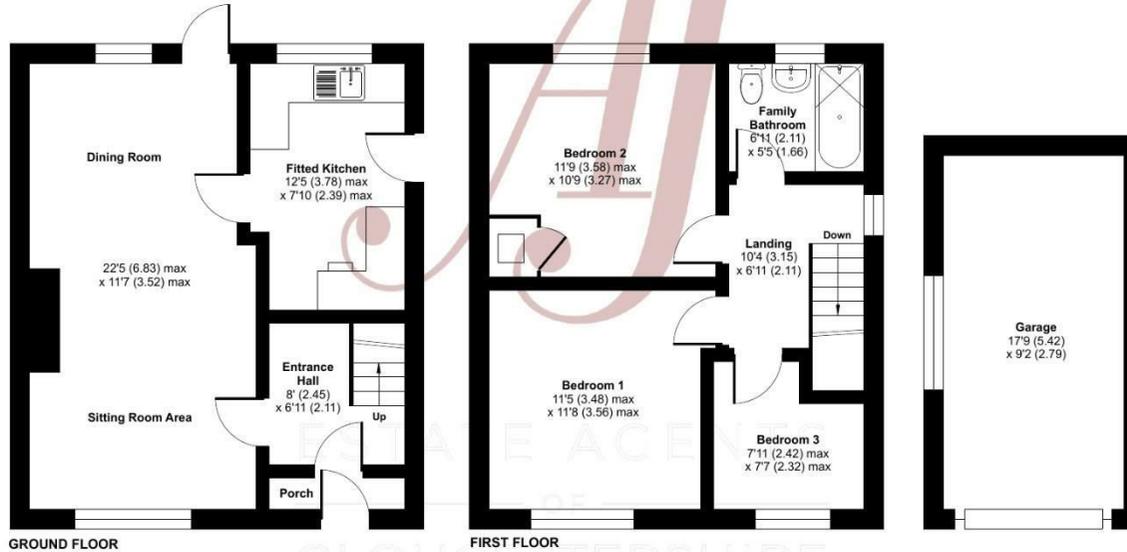
## Field Road, Whiteshill, Stroud, GL6

Approximate Area = 852 sq ft / 79.1 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1264196

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