



FOR SALE

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1 ST ANDREWS, VICTORY ROAD, WHITESHILL, STROUD, GL6 6BD

The Property

Located in the sought after village of Whiteshill, we are delighted to bring this beautifully presented three bedroom semi detached home to the market. Enjoying far reaching countryside views, a peaceful setting and flexible living space, this is a wonderful home suited to modern family life.

On approach, the property offers off road parking for two vehicles. The front of the house enjoys an attractive outlook, with a path leading to the entrance porch, finished with eye catching pink star tiled flooring and a handy area for coats and shoes. Plenty of natural light creates a bright and welcoming first impression, while also offering practical space for coats, boots and muddy paws after countryside walks.

From the porch, you step into the entrance hall which sets the tone for the rest of the home. The space is finished with neutral tiled flooring, adding both style and practicality, and this continues through to the kitchen, creating a cohesive and well considered flow. From the hallway there is access to a useful cloakroom, fitted with a wash hand basin and low level WC.

Positioned to the front is the fitted breakfast kitchen, offering a range of sage coloured wall and base units complemented by wood effect work surfaces, creating a warm and stylish finish. Integrated appliances include an oven, hob with extractor over, dishwasher and fridge freezer. There is space for a breakfast table and four chairs, making this a sociable and practical area for day to day living. The kitchen enjoys a pleasant outlook to the front and benefits from the continuation of the tiled flooring, enhancing both durability and design.

To the rear of the property sits the sitting room, a comfortable and well proportioned reception space centred around a log burning stove which creates a cosy focal point. The room enjoys a good amount of natural light and is well arranged for both everyday living and entertaining. Warm wooden flooring runs throughout and continues through into the conservatory, adding to the inviting feel and creating a seamless flow between the spaces. Doors open through to the conservatory, allowing the layout to work effortlessly.

The conservatory is a bright and relaxing space overlooking the garden, offering excellent versatility. This is currently used as a children's playroom, however we have shown how the room could be arranged as a second reception room, but it could equally be used as a sitting room, hobbies room or home office. French doors open onto the terrace, creating an easy connection between inside and out.

The staircase rises from the entrance hall to the first floor, with a window allowing light to filter through. The stairwell has been thoughtfully finished with panelling and a gallery style wall, adding character and interest.

The landing provides access to all first floor rooms and continues the soft, neutral décor seen throughout. There is also a useful built in storage cupboard, along with access to the loft.

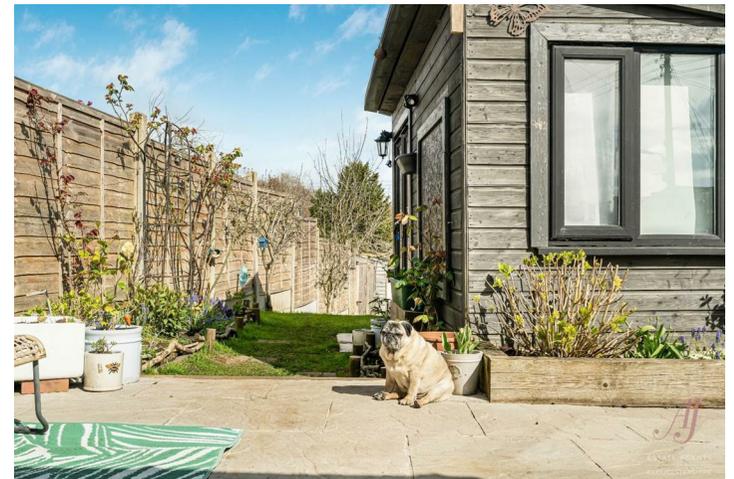
Bedroom one is a well balanced double room with a calm and restful feel, benefiting from built in wardrobes, a pleasant outlook and space for additional bedroom furniture. Bedroom two is a well proportioned double room with windows to the side and rear, allowing for plenty of natural light. The room enjoys views across the garden and towards the surrounding countryside beyond.

Bedroom three is a further double bedroom positioned to the rear of the property. Currently arranged as a home office, it clearly demonstrates its flexibility, while still comfortably accommodating a double bed as shown. The room enjoys a lovely outlook across the garden and towards the village and fields beyond.

The family bathroom has been fitted to a modern standard and comprises a bath with shower over and glass screen, wash hand basin with storage beneath and WC. The space is finished with neutral tiling and benefits from a skylight window which allows natural light to fill the room, creating a bright and fresh feel.

This is an exciting opportunity to secure a home in one of the area's most popular villages, known for its strong community and beautiful countryside surroundings. A truly lovely family home, ready to move into and enjoy.

VIEWERS MUST BE IN A POSITION TO PROCEED.





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Outside

Outside, the rear garden has been thoughtfully arranged to create a space that is both practical and enjoyable. A paved terrace sits directly off the conservatory, providing an ideal spot for outdoor seating, dining or a morning coffee.

From here, the garden extends with a pathway leading through a lawned area, bordered by fencing, established planting and raised beds, offering a good balance of greenery and structure. The garden has been well maintained and gently tapers to a point at the far end, where there is a useful shed providing additional storage. The space works well for a range of uses, whether for children to enjoy or for those looking to incorporate further planting or landscaping. Far reaching views across the surrounding countryside add to the overall sense of space and setting.

A standout feature is the substantial timber outbuilding, currently set up as a home office. Positioned within the garden, this provides a quiet and separate space away from the main house, ideal for working from home, running a business or hobbies. Enjoying a pleasant outlook back towards the garden and house, the space offers excellent flexibility and could also suit a studio or gym depending on individual needs.

Overall, the garden offers a well balanced and versatile extension of the home, ideal for both relaxing and entertaining.

AGENTS NOTE : The conservatory is currently used as a children's playroom and bedroom three as a home office. We have used AI generated images to demonstrate how these rooms could be arranged as a second reception room and a guest bedroom.



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 C



Location

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 couple of minutes walk away from 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 approximately 1.5 miles away, with additional access to Archway School at the bottom of the hill, Wycliffe College in Stonehouse, Stroud College, and St Peters School in Gloucester and a wide choice of primary schools.

Stroud town centre, 2.5 miles 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.



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 a little further on the right a turning into Victory Road. Continue along the road and the property is located on the left hand side as denoted by our for sale board.///stump.disgraced.shielding



**Approximate Gross Internal Area 1014 sq ft - 95 sq m
(Excluding Outbuilding)**

Ground Floor Area 578 sq ft – 54 sq m

First Floor Area 436 sq ft – 41 sq m

Outbuilding Area 94 sq ft – 9 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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