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# WAUNFAWR, LOWER KITESNEST LANE, WHITESHILL, STROUD, GL6 6BL

## The Property

Tucked away in an elevated position, this three bedroom detached home enjoys a truly special setting, with far-reaching views across surrounding countryside and an Area of Outstanding Natural Beauty. Offered to the market with no onward chain, the property provides light, well balanced accommodation, a generous plot and excellent potential, all within a highly sought after location.

The property is approached via a driveway providing parking for three vehicles, leading to a larger than average single garage. To the side, a useful wood store sits neatly beside the entrance.

An enclosed entrance porch, also well suited as a boot room, provides a practical space for coats and footwear before leading through into the entrance hall. The hall offers further space for storage and gives access to the main living accommodation, with doors to the sitting room, fitted kitchen and family bathroom. A separate airing cupboard is located off the hallway, providing useful additional storage, along with stairs leading down to the lower ground floor.

The sitting room is a bright and comfortable space, centred around the views. Patio doors open directly onto the balcony with glass balustrades, creating a seamless connection between inside and out. This is a perfect place to sit and take in the far-reaching countryside views, offering a peaceful and ever-changing outlook. A window to the side brings in additional light, while a feature fireplace forms a focal point to the room.

The fitted dining kitchen is well presented and filled with natural light, featuring a stunning contrast of navy base and wall cabinets set against white work surfaces, creating a clean and contemporary finish. The kitchen benefits from a double oven and induction hob with extractor over, along with space for further appliances, maintaining a streamlined and functional layout. A window is positioned above the sink, looking out onto the driveway, providing a pleasant outlook while drawing in additional light. There is also a window to the side along with a glazed door, ensuring the space feels bright throughout the day. The kitchen flows through to the dining area at the far end, creating a sociable and well connected space. The dining area is particularly impressive, with a window perfectly positioned to take in the far-reaching countryside views, offering a beautiful backdrop for both everyday dining and entertaining. Just off the dining area is a useful pantry, providing excellent additional storage.

The family bathroom is neatly presented and fitted with a bath with shower over, wash hand basin and low flush WC. an obscured window allows natural light while maintaining privacy.

Stairs lead down to the lower ground floor, where the bedroom accommodation is arranged. From the lower hallway, patio doors draw your eye out to the terrace and frame the far-reaching views, while also providing direct access to the garden.

Bedroom one is a generous double room, offering space for a large bed and freestanding furniture. The room benefits from fitted wardrobes and enjoys a pleasant outlook, with good natural light creating a comfortable and well balanced space.

Bedroom two is positioned to the rear of the property, with a window to the side looking out across the garden. The room enjoys a peaceful aspect and offers space for a bed and additional furniture, making it ideal for a range of uses. Bedroom three is located to the front of the property and takes full advantage of the far-reaching countryside views, creating a bright and appealing room with a strong connection to the surrounding landscape. Also on this level is a larger than average storage room, already fitted with water, power and lighting. This space offers excellent potential to be converted into a shower room with sink and WC, subject to the necessary consents.

The property enjoys an outstanding elevated position, with far-reaching countryside views across rolling fields and surrounding farmland. The outlook is ever-changing throughout the seasons, offering a true sense of space and privacy, with the views forming a constant feature of the home.





# Outside

The gardens are a standout feature of the property, enjoying a stunning elevated position with far-reaching views across surrounding farmland and an Area of Outstanding Natural Beauty. The outlook is exceptional, providing an ever-changing backdrop throughout the seasons.

The gardens are arranged across levels and are quite steep in places, making full use of the setting while creating a variety of usable spaces.

Steps lead down from the kitchen door to the side of the property, where there is a practical terrace area, ideal for everyday use, including space for outdoor seating or drying.

From here, the garden rises to a higher level where there is a useful shed with a small decked area. This elevated position also enjoys the views, offering a unique and private spot to sit.

The garden then extends to a lower seating area, thoughtfully positioned to take full advantage of the outlook. This creates a sheltered and inviting space, perfect for relaxing and enjoying the surroundings.

The remainder of the garden is laid to lawn with established planting, offering scope for further landscaping if desired, while already providing a lovely outdoor setting. An external water tap is also positioned to the side of the property, adding further practicality.

The garage is larger than a standard single and is currently used as a games room, demonstrating its versatility. It benefits from power and lighting, along with boarded eaves providing additional storage.

French doors open to the side, framing the far-reaching countryside views, while a rear window allows further natural light into the space.

Subject to the necessary planning permissions, the garage offers clear potential to be converted into an annexe or home office, creating a fantastic additional space with an outstanding outlook.

## AGENTS NOTE

Planning permission has previously been granted, now lapsed, to extend the balcony off the sitting room to approximately 2.8 metres across the full width of the house. Subject to the necessary consents, this could be reinstated to create a superb outdoor seating area, perfectly positioned to enjoy the outstanding views.

The multi fuel burner in the sitting room will be decommissioned prior to completion



## 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 E and EPC rating



## Location

Located in the heart of the popular village of Whiteshill, the property enjoys a strong sense of community. The village offers a community-run shop and café, along with the well-known Star Inn, which hosts regular events including live music, quizzes and social evenings. The village hall provides a range of activities for all ages, and the local junior school is within easy walking distance.

There are excellent local amenities, including a playing field with a children's play area and bike jump park, as well as a playgroup for younger families. The village also hosts the annual Party in the Park, bringing residents together with music, stalls and entertainment.

A wide choice of schooling is available, including Marling School and Stroud High School approximately 1.5 miles away, along with Archway School, Wycliffe College, Stroud College and St Peter's School, as well as a selection of local primary schools.

Stroud town centre, around 2.5 miles away, offers a vibrant mix of independent shops, cafés and restaurants, along with the award-winning weekly farmers' market. The town also features the Five Valleys Shopping Centre, The Subscription Rooms and Museum in the Park, and a well-regarded arts and events scene.

Transport links are well served, with a mainline railway station providing direct services to London Paddington, alongside access to local bus routes and the wider motorway network.



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## 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 the third turning on the right is Upper Kitesnest Lane then turn right onto Lower Kitesnest half way down bear right and Waunfawr is the the second property on the left / as denoted by our for sale board //midfield.pheasants.arena



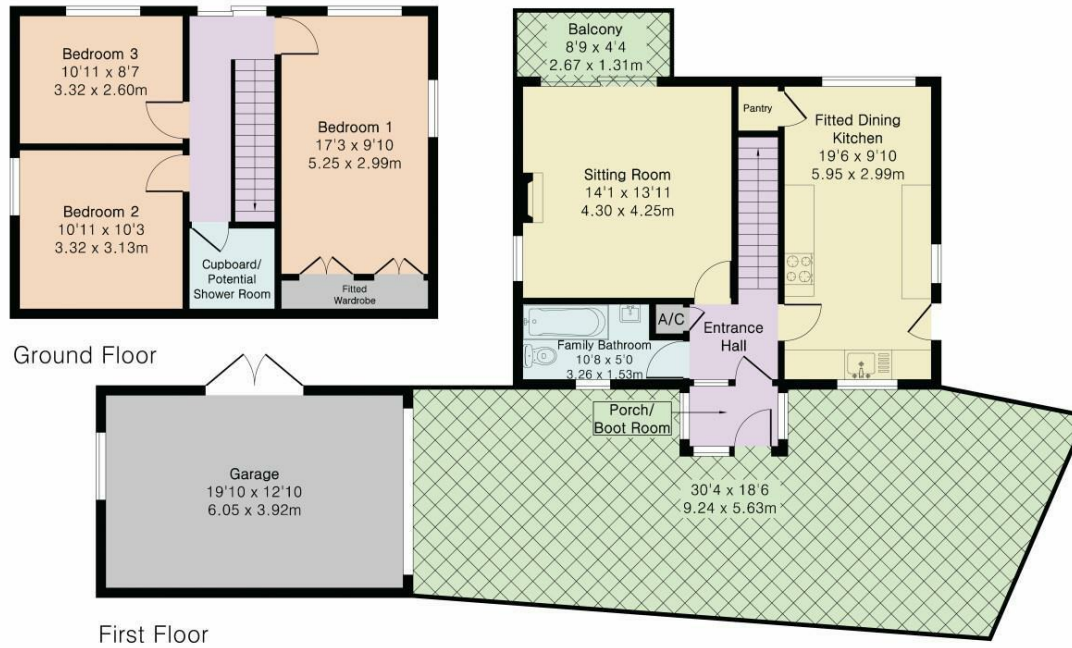
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**Approximate Gross Internal Area 1097 sq ft - 102 sq m  
(Excluding Garage)**

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 559 sq ft – 52 sq m

Garage Area 255 sq ft – 24 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-53) <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

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