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TREETOPS, BIRD IN THE HAND, WHITESHILL, STROUD, GL6 6JP

The Property

Treetops is a detached home set on the edge of the village of Whiteshill, with electric gates opening onto a private driveway and generous parking. Long views stretch across the valley and the grounds wrap around the house. The setting suits buyers looking for space outside and clear scope for future growth.

The entrance porch opens into a bright hallway with stairs rising to the first floor and a cloakroom off. The sitting room sits to the rear of the house and offers strong natural light through a wide window and French doors. Views look across the grounds and out toward the valley. A modern raised log burner inset forms a focal point.

The fitted dining kitchen looks out over the garden through a large window. The layout works well for everyday use, with wooden base and wall mounted units, worktops and tiled splashbacks. Integral appliances include a double oven, hob, extractor and dishwasher. There is space for a four-seater dining table and chairs. A walk-in pantry offers adding practical storage. A door leads out under an overhang to the garden and to additional accommodation.

From the entrance hall, stairs turn and rise to the first floor landing, with loft hatch and two large storage cupboards, a bright space which enjoys natural light that leads to two double bedrooms and a four piece bathroom. Both bedrooms enjoy open outlooks and a strong flow of daylight. The main bedroom includes built-in storage and wide views across the surrounding countryside. The second bedroom also offers generous proportions and garden views. The bathroom is fitted with a four-piece suite, including bath, separate shower, basin, and WC, with a window to the front.

Further accommodation from the side entrance in the kitchen leads out to the garden with overhang providing access to a well-planned utility room with space for appliances, a stainless steel sink, and additional storage and access to the loft above. A further door leads into a home office/guest bedroom. This room has windows to the front and side and benefits from its own private cloakroom with WC and basin. The space suits guests, home working, or multi-generational living.

The current layout provides two bedrooms on the first floor and a home office/guest bedroom on the ground floor and one reception room, alternatively provides two bedrooms to the first floor and two receptions to the ground floor. Very versatile space depending on your needs.

Planning approval is in place for buyers wishing to extend. The consent allows a two-storey side extension and a single-storey rear extension, creating four bedrooms and three bathrooms over two floors. The reception space is re arranged and extended to create a separate reception room, a wonderful open plan family room/dining kitchen and a utility room.

Planning reference S.23/1427/HHOLD, granted July 2023.

Stamp duty at £545,000

First time buyers and moving home £17,250, Additional property £44,500





Outside

The gated driveway provides parking for two to three vehicles.

The grounds are a standout feature and wrap around the house. The layout includes a sun terrace, sweeping lawn, mature planting, a greenhouse, and productive vegetable beds.

The space works well across the seasons and supports outdoor living throughout the season.

A terrace sits close to the house and gives space for outdoor dining. Stone edging and gravel borders frame this area and create a calm place for meals or time outside.

A generous lawn sits beyond the terrace, surrounded by mature shrubs, established trees, and planting that brings colour through the year.

A productive vegetable area sits to one side with greenhouses, a shed, and raised beds. Gravel paths link the different parts of the garden and give an easy route around the space. The layout feels practical and welcoming, with room for play, gardening, and outdoor living.

The garden borders open fields and rolling countryside. The mix of lawn, planting, seating areas, and growing space creates a strong outdoor setting that suits every season, whether for family life, quiet relaxation, or enjoying the open views toward the hill



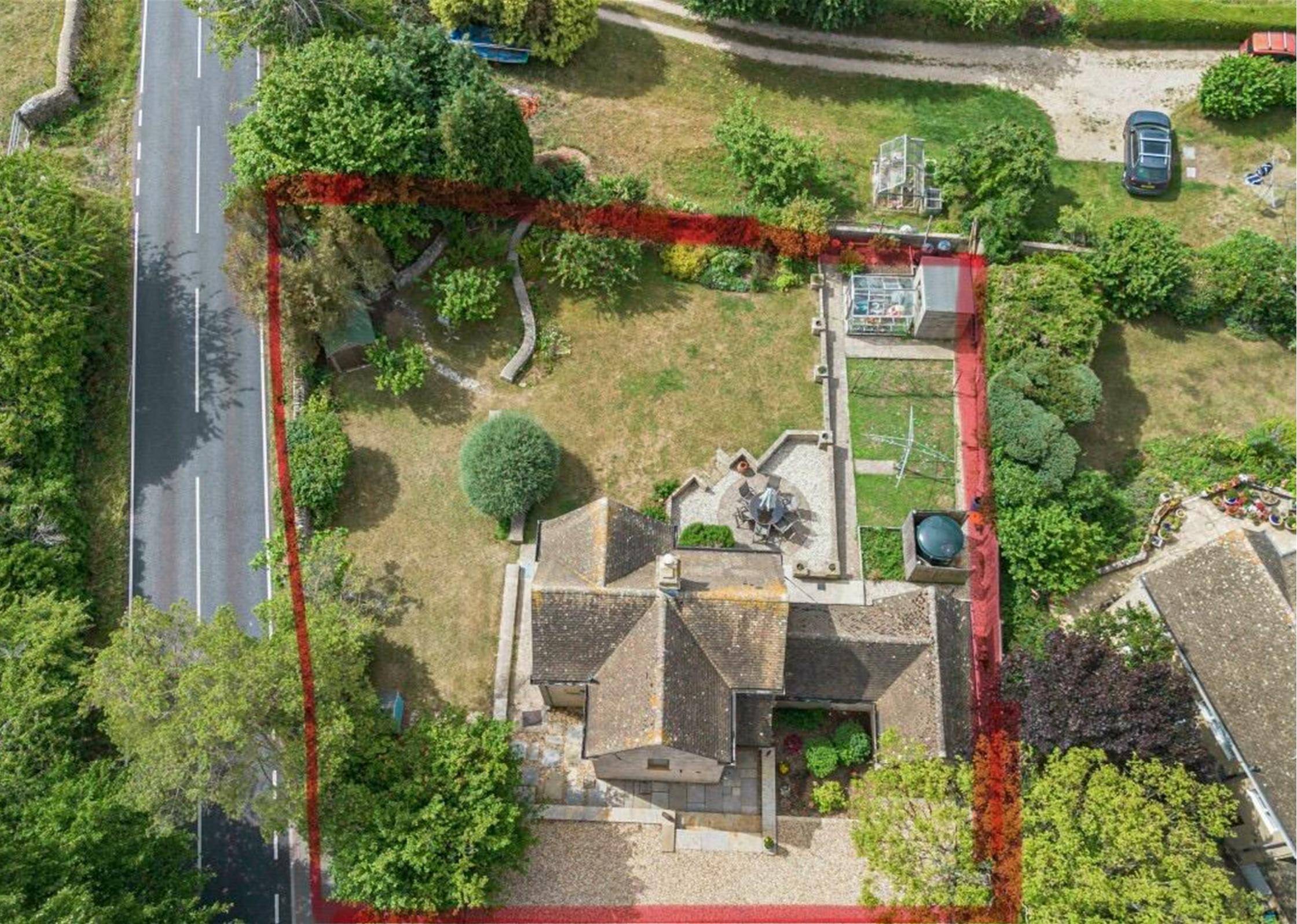
Useful Information

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 D



Location

Treetops enjoys an enviable position in the sought-after village of Whiteshill, nestled within the scenic Cotswold countryside and just a short drive from Stroud. The village itself offers a warm community feel, complete with a well-regarded primary school, an active village hall, and the popular Star Inn, a traditional country pub known for its hearty food and welcoming atmosphere. The village offers a community-run shop and café selling essentials, local arts and crafts, and light refreshments. Nearby Stroud, which boasts a wide range of independent shops, supermarkets, cafés, and the award-winning farmers' market held weekly in the town centre. Families will appreciate the excellent choice of both state and independent schools in the area, while commuters benefit from easy access to the M5 and a direct mainline rail service from Stroud to London Paddington in approximately 90 minutes. The surrounding countryside offers endless walking routes, including access to the Cotswold Way, making this an ideal location for those seeking a balanced lifestyle close to nature yet within easy reach of urban conveniences.

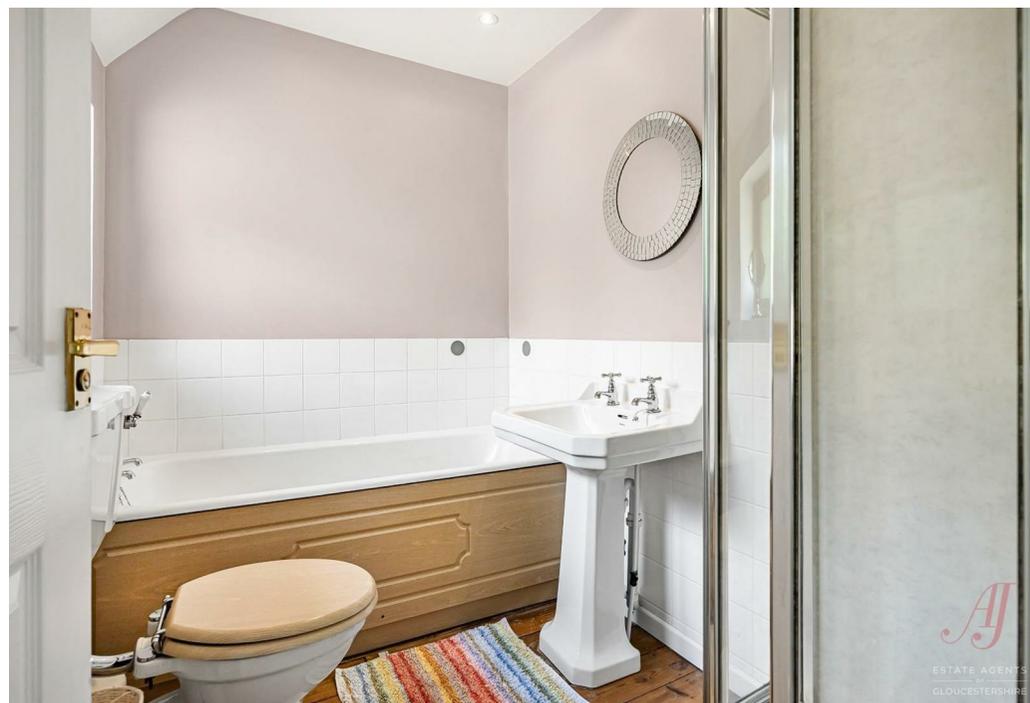


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Directions

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, continue to follow passing the church on the right hand side, after a short distance you will see the war memorial on the right, continue up the hill out of the village of Whiteshill, follow the road all the way up the hill until it levels out just before the left turning to Randwick there is a cluster of properties Treetops is the first property on the left. (please note there is no for sale board)

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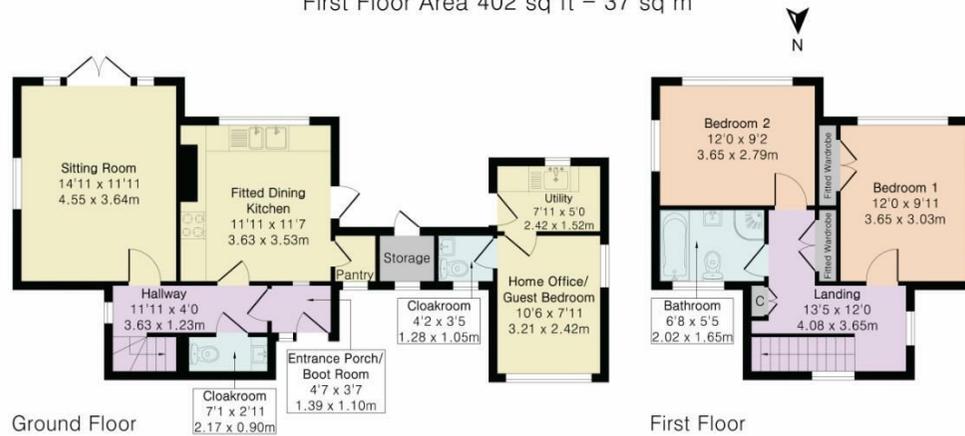


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Approximate Gross Internal Area 994 sq ft - 92 sq m

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 402 sq ft – 37 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			77
(54-68) D		59	
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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