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# 7 PAYNES MEADOW, WHITMINSTER, GL2 7PS

## The Property

A superb example of a classic 1960s semi-detached family home, positioned in the heart of the village of Whitminster, offering generous proportions, with a wealth of natural light, and huge potential throughout.

The property is set back from the road, a driveway provides parking for two vehicles, with a lawn to the front. A storm porch over the new composite front door adds character and practicality, and side access leads along a narrowing driveway with wrought iron gates lead to a detached garage and into the rear garden.

Internally, the accommodation is well maintained but would now benefit from cosmetic updating, offering an exciting opportunity for buyers to put their own stamp on the property.

The entrance hall is light and spacious, with stairs rising to the first floor and doors to all reception rooms, cloakroom and fitted kitchen.

To the front is a study/snug with window to the front, a versatile room which could be a home office/playroom or snug. Sitting room with a large picture window to the front offers a wealth of natural light and lovely distant views, a stone mantle and fire inset. Sliding doors open to the dining room.

Dining room with window overlooking the garden and offers the potential to be opened into the kitchen, creating a more modern, open-plan layout with doors leading outside.

The kitchen is currently fitted with a range of wood-effect floor and wall mounted cabinets, rolled-edge worktops, and an integrated oven and electric hob. A large window above the sink provides a charming view of the garden, and a half-glazed UPVC door offers direct access outside.

Completing the ground floor accommodation is a handy downstairs cloakroom with WC and hand basin, positioned beneath the stairs with a frosted window for privacy.

Stairs turn and rise to the landing with window halfway up provides wonderful light. On the landing doors to all bedrooms, family bathroom and loft hatch. Bedroom one and two both double bedrooms and located at the front both benefiting from wide windows offering a wealth of natural light and far-reaching countryside views. Bedroom one a spacious double room, with fitted wardrobes and will fit a double bed and free standing furniture at ease. Bedroom three also a double room enjoys a peaceful garden outlook. Built-in wardrobes offer practical storage.

The accommodation is completed by a family four piece bathroom fitted with a white suite including a paneled bath, separate corner shower with electric unit, pedestal basin, and low-level WC. Two obscured windows allow in plenty of light while maintaining privacy, and the space is neatly tiled for ease of maintenance.

Stamp duty at £315,000

First Time buyer £750 Moving Home £5,750 Additional Property £21,500







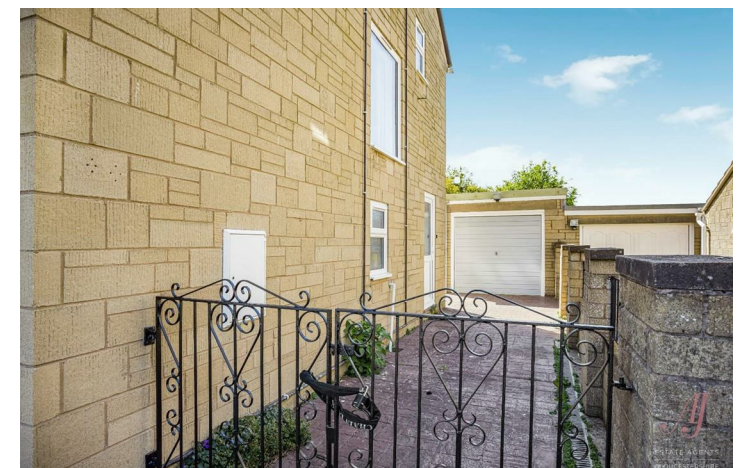


## Outside

### Outside

The rear garden is a true highlight of this home, impressively long, generously sized, and offering superb levels of privacy, making it ideal for families, gardening enthusiasts, or those simply seeking outdoor space. Predominantly laid to lawn, the garden also features a paved patio area perfect for alfresco dining or entertaining. It includes two storage sheds, a greenhouse, and a detached garage with side window and door and access from the driveway.

A central pathway leads through the space, offering excellent scope for landscaping to create defined areas or a sun terrace. Fully enclosed by fencing and enjoying open views beyond, the garden provides a sense of countryside tranquility and represents a fantastic opportunity to develop and enjoy over time. This property combines space, light, and location with excellent potential to modernise and extend (subject to planning), making it a great opportunity for families looking to settle in this sought-after village setting.



### 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:** . Council Tax Band D and EPC rating C







## Location

Whitminster is a small village on the outskirts of Gloucester with a local pub, village store, various takeaway outlets and Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village. Along with a village hall. Wonderful walks to the nearby Saul Junction along the canal.

Whitminster is located within 1 mile of the M5 at junction 13, ideal for commuting to Bristol, Birmingham. With an ease of access to the lovely villages of Eastington & Frampton On Severn.

A short drive to Gloucester, Stonehouse and Stroud where you will find a wealth of shopping and leisure facilities. Superb links to railway stations at Cam and Stonehouse that provide direct trains to London and Bristol.. All making this a great location for commuters and family life.



## Directions

From Junction 13 of the M5 motorway take the signpost for the A419 towards Frampton On Severn & Whitminster. Follow to the island and turn right onto the A38, passing Highfield Garden Centre on the left hand side, directly after a turning on the left into School Lane. Follow the lane and turn second right into Henry Withers Place and the left into The Close, take first right into Paynes Meadow. A short drive and you will see the property located on the left hand side as denoted by our for sale board.

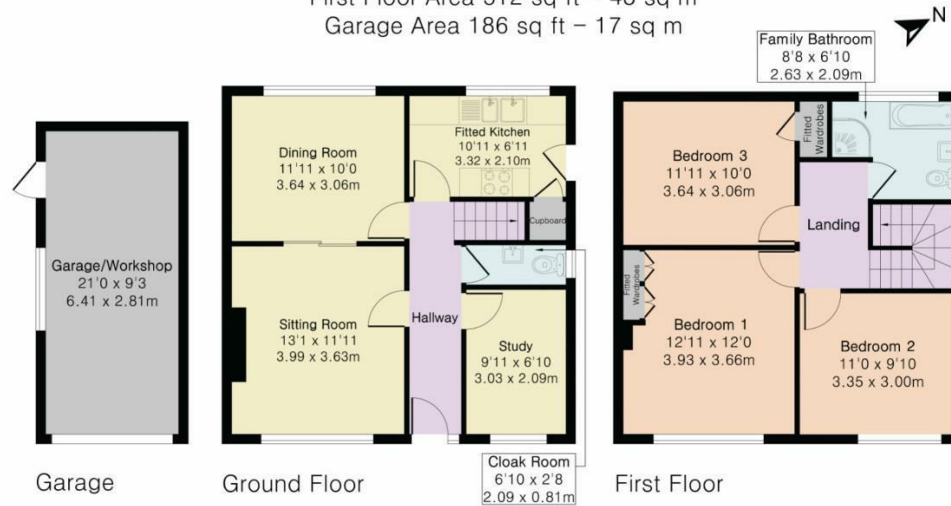


**Approximate Gross Internal Area 1034 sq ft - 97 sq m  
(Excluding Garage)**

Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 512 sq ft – 48 sq m

Garage Area 186 sq ft – 17 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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