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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. Planning permission was previously granted, now lapsed, to extend the balcony to approximately 2.8 metres across the full width of the house. Subject to the necessary planning permissions and consents being reinstated, this would create a superb outdoor seating area, perfectly positioned to make the most of the outstanding views. AI-generated imagery has been used within the marketing to provide a visual impression of how this might appear.

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 practical 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 walk in storage room.















Outside

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

Arranged across a series of levels, the garden makes full use of the hillside setting. It is quite steep in places, so buyers should be aware of the nature of the plot before viewing. This layout gives the outside space character, privacy and a choice of areas from which to enjoy the views.

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

From here, the garden rises to a higher level where there is a useful shed with a small decked area. This elevated spot also enjoys the views and creates a private place to sit and take in the surroundings.

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 countryside setting.

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 environment. An external water tap is 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 and frame the far-reaching countryside views, while a rear window allows further natural light into the space.

Subject to the necessary planning permissions and consents, the garage offers excellent potential for conversion into a self-contained annexe, studio or home office. Its position, outlook and existing proportions lend themselves well to a range of future uses, whether for independent living, working from home, guest accommodation or creative space. AI-generated images have been used within the marketing to help illustrate how this space might work if converted, subject to the required approvals.

AGENTS NOTE

Planning permission was previously 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 permission would need to be reinstated, but it presents an excellent opportunity to create a superb outdoor seating area, perfectly positioned to enjoy the outstanding views. AI-generated imagery has also been used within the marketing to provide a visual impression of how the extended balcony may appear to the rear of the property.

The multi fuel burner in the sitting room will be decommissioned prior to completion as it does not currently conform with the required regulations.

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








Jewellery

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.



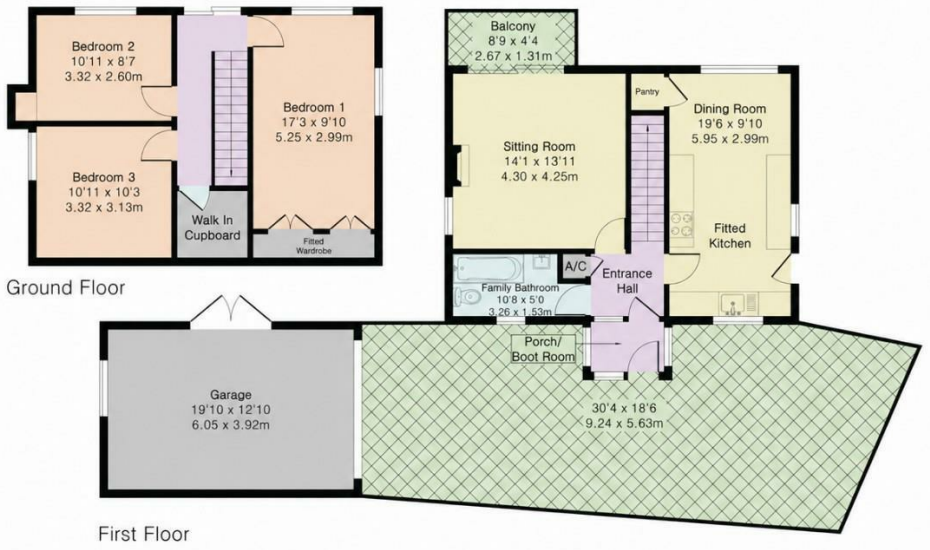
Directions

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



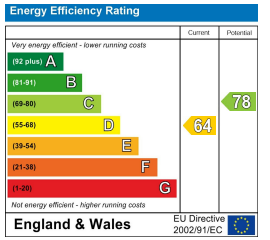
Approximate Gross Internal Area 1097 sq ft - 102 sq m
(Excluding Garage)

Ground Floor Area 559 sq ft – 52 sq m
First Floor Area 538 sq ft – 50 sq m
Garage Area 255 sq ft – 24 sq m



PINK PLAN

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.



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