



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



14, WHITMINSTER, GL2 7NL
£369,950

The Property

This beautifully presented and extended four-bedroom semi-detached home is tucked away in a peaceful cul-de-sac in the heart of the sought-after village of Whitminster. Set over three floors and just a short walk from local amenities and the village school, it's ideal for family life – with countryside walks right on the doorstep.

Immaculately maintained and tastefully decorated throughout, the property has been a much-loved family home. The entrance hall leads to a downstairs cloakroom and a versatile snug/playroom at the front of the house. Sliding doors open into a stunning open-plan kitchen, dining, and family room with wood-effect flooring and excellent natural light.

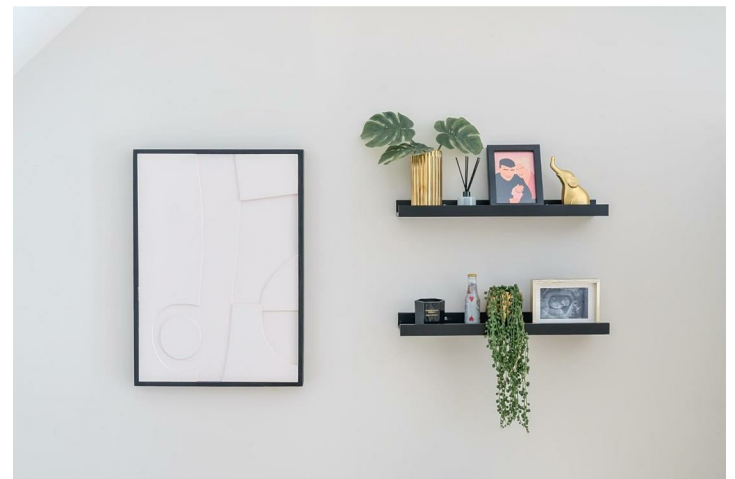
The kitchen is fitted in a soft cream finish with extensive cabinetry, two built-in wine racks, generous worktop space, a gas hob with extractor, twin ovens, dishwasher, and space for freestanding appliances. Kickboard lighting adds a warm evening ambience, and the sink overlooks the family room and garden.

The family area features a vaulted ceiling with inset Velux windows and spotlights, a decorative side window, and bi-fold doors leading out to the raised decked terrace – creating a seamless connection between indoors and out. It's the perfect space for both family time and entertaining.

The first floor offers two double bedrooms and a single room, all tastefully styled. One bedroom benefits from full-width fitted wardrobes. A modern family bathroom completes this level, with a side window on the landing offering natural light.

A further staircase leads to the top floor, where you'll find a lovely loft conversion/guest suite with en-suite shower room, eaves storage, and both rear and Velux windows. (Agent's Note: Central restricted head height.) A fantastic space for a teenager or guests.

Set in a family-friendly location with a small, enclosed play area just a short walk from the front door, this truly is a delightful home offering comfort, space, and convenience in a well-regarded village setting





Outside

Gardens

Outside

The south-facing rear garden has been thoughtfully designed for low-maintenance living and maximum enjoyment. A raised decked terrace flows directly from the bi-fold doors, creating a seamless transition between indoor and outdoor spaces—ideal for entertaining or watching the children play.

The decking includes inset lighting and ample space for outdoor dining, with a step down to an Astro turf lawn and designated play area. At the far end, you'll find a secure garden shed/store.

To the front, there's a single garage with an up-and-over electric door and a driveway providing off-road parking for two vehicles. A side gate offers convenient access to the rear garden



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 C





Location

Whitminster is a well-connected and welcoming village offering a great range of local amenities, ideal for families and professionals alike. The village is home to the highly regarded Whitminster Endowed C of E Primary School, just a short walk from most residential areas. Day-to-day needs are easily met with a local village store and post office, and the nearby Highfield Garden World offers additional shopping, a café, and seasonal events. The Whitminster Business Park adds further convenience, hosting a variety of small businesses and takeaways.

For dining and leisure, residents enjoy several popular options including the charming riverside Fromebridge Mill pub, The Old Forge Inn, and the diverse Whitminster Inn Complex, which features English, Indian, and Chinese restaurants. The community is active, with regular events at the village hall and a large playing field with a children's play area—perfect for young families. Surrounded by scenic countryside, the area offers lovely walking routes, while excellent road links via the A38 and M5 ensure easy access to Gloucester, Stroud, and beyond.

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 all.

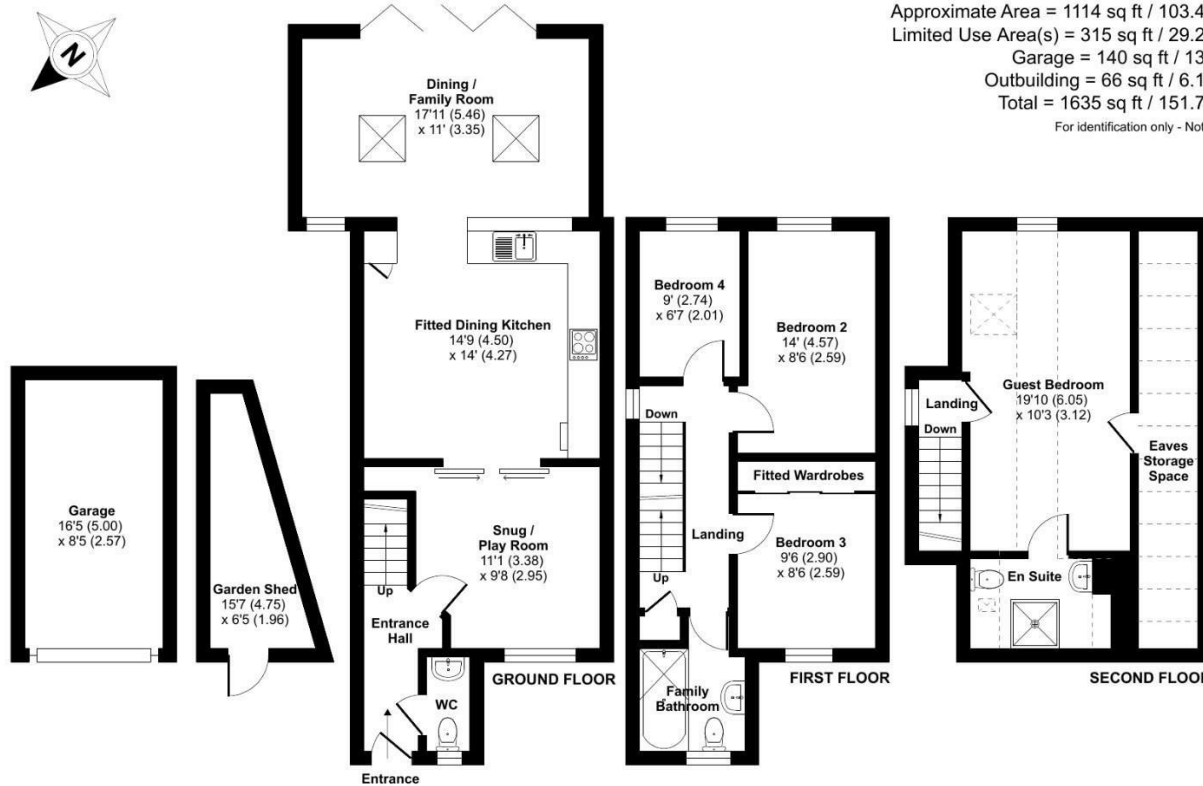


Directions

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, after a short distance a turning on the left into School Lane, turn right at the mini roundabout, take another right onto Kidnams Walk, follow the road up and round to the right. Travel up towards the property and you will see the AJ for sale sign. Please park on the right hand side of the drive.



Kidnams Walk, Hyde Lane, Whitminster, Gloucester, GL2



Approximate Area = 1114 sq ft / 103.4 sq m

Limited Use Area(s) = 315 sq ft / 29.2 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 66 sq ft / 6.1 sq m

Total = 1635 sq ft / 151.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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