



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



26 HEATHFIELD ROAD , NR WHITESHILL, STROUD, GL5 4DQ

The Property

We are delighted to bring to the market this greatly extended four-bedroom family home. It really does offer so much, featuring an impressive open-plan kitchen/dining/family room, a cosy sitting room and a versatile detached garden cabin, fully set up to work from home. With a rear garden arranged across three levels, integral garage and driveway for two cars, all conveniently located within approximately 1.5 miles of Stroud town centre, this beautifully presented property is ready to move straight into.

An entrance hall with stairs rising to the first floor. A delightful sitting room offers a cosy retreat, with wooden flooring adding warm tones and a stylish log burner set into the chimney breast. The real heart of this home is the fabulous fitted kitchen/dining/family room spanning the full width of the house and connecting directly to the outside. Flooded with natural light from a large rooflight and featuring bi-fold doors opening onto the garden, this superb space is ideal for both everyday family life and entertaining. The contemporary kitchen boasts sleek grey hi-gloss cabinetry, contrasting pale grey worksurfaces, integral appliances including oven, gas hob, hood and dishwasher, with space for a fridge/freezer, and a more formal dining area in a relaxed setting. Complimented by a separate utility room and guest cloakroom complete the downstairs accommodation.

Upstairs, four generous double bedrooms provide excellent family accommodation. The master bedroom benefits from its own en suite shower room and affords partial views across to Selsley Common and Penn Woods, while bedroom four features fitted wardrobes, providing valuable built-in storage. The remaining bedrooms offer excellent versatility for family members, guests or those requiring additional workspace and bedrooms. A spacious and modern styled, fully tiled four-piece family bathroom suite.

This really is a fantastic family home offering the perfect balance for a busy family. Connects seamlessly with indoor/outdoor entertaining.





Outside

The garden has been landscaped and well thought out to work for a family. Leading from the kitchen/family room onto a lovely sun terrace of a southerly aspect, with an attractive resin finish, low-maintenance terraces ideal for outdoor dining, relaxing and enjoying the warmer months. One tier below provides a perfect eating area along with ease of access to the home office. Opening to lawned garden complete with garden and potting shed.

Garden room/home office is a particular highlight which benefits from power, lighting and is insulated, making it ideal for working from home, creative pursuits or use as a workshop. Glass panels with French doors inset opening onto the terrace and further window to the side provide a wealth of natural light. This really is a wonderful asset to the property.

To the front, a driveway provides off-road parking for two vehicles alongside the integral garage. Border to the side with well stocked shrubs.

Conveniently located, a short walk to the wonderful Whiteshill community, within approximately 1.5 miles of Stroud town centre, this impressive home offers over 1,600 sq ft of internal accommodation, excluding the garage and studio, and presents a fantastic opportunity to acquire a spacious, versatile and 'ready to move into' family home.



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 C and EPC rating C





Location

Situated on the edge of the well regarded village of Whiteshill. This location allows for easy access to several good primary schools and Archway secondary school, with Stroud High and Marling grammar schools just over 1 mile away. For every day groceries, a Tesco Express is just half a mile away along with nearby amenities at Cainscross. You are conveniently positioned for easy access to local bus routes into Stroud and Gloucester. You can also cross neighbouring fields to the lovely Stratford park, perfect for a Sunday afternoon walk or family picnic. Stroud town is within 1.5 miles.

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. It has been described as "The Covent Garden of the Cotswolds". The town is a well-known centre for arts and crafts and the weekly Farmers Market has been voted the best in the country. The smart indoor Five Valleys shopping centre boasts an urban style street food court which provides a vibrant atmosphere at weekends and evenings. Annual textile, food and drink, beer, and jazz festivals are held in the town as well as various exhibitions and live music concerts at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants are on hand along with the very well regarded Stroud brewery offering great social events with ethical and organic beer - a very cherished landmark. In the district are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College which are approximately 30 minutes away.

Good transport links with London Paddington are enjoyed direct by train with an approximate 90 minute journey. There is easy access by car to Gloucester and Cheltenham and a short distance to the M5 motorway north and south bound for the nearest cities of Birmingham and Bristol.



Directions

At the Cainscross island take the exit onto A4171 Paganhill Lane, passing the fire station on the left hand side. At the mini island at the top of the hill, take the second exit onto Farmhill Lane. Follow up the hill, you will see the turning on the right hand side into Heathfield road. Follow along and you will see the property on the right hand side as denoted by our for sale board. What3words: [///cuff.exploring.icles](https://www.what3words.com/cuff.exploring.icles)



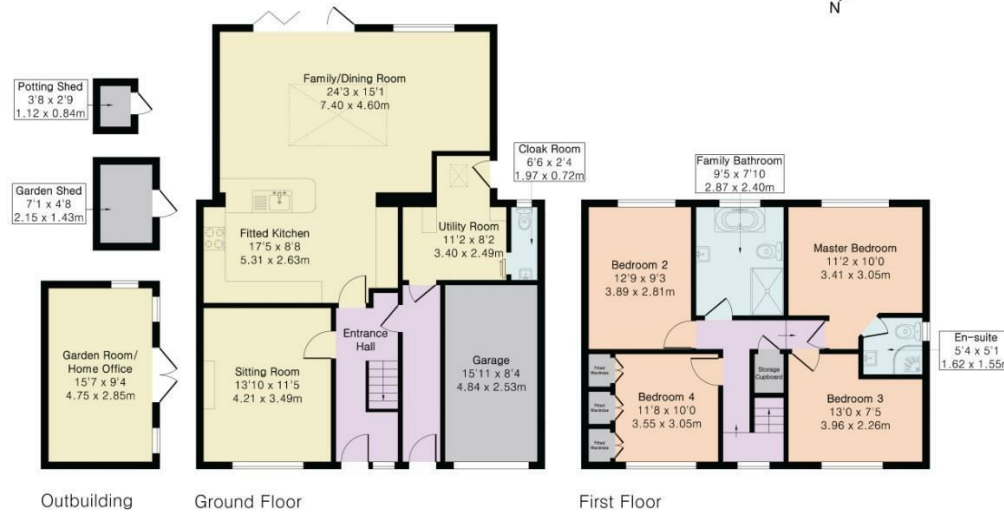
**Approximate Gross Internal Area 1612 sq ft - 150 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 686 sq ft – 64 sq m

Garage Area 132 sq ft – 12 sq m

Outbuilding Area 189 sq ft – 18 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		
(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		

01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
rightmove



If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.