



A ESTATE AGENTS
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GLOUCESTERSHIRE



VAYNOR , HIGHFIELD ROAD, WHITESHILL, STROUD, GL6 6AL

The Property

Vaynor is tucked away in the heart of the popular village of Whiteshill. A parking area for at least three cars sits at the front, with a gate that leads to the house.

The house stands proudly with grounds to all sides, set back behind a wall and fencing, which gives a sense of privacy and separation from the lane. A pathway leads up to the house with lawns to the left and a selection of sheds and log storage to the right, steps lead up to the terrace which wraps around the property and leads to the main front door,

Internally a glazed door leads into the porch offering a wealth of light and keeps the warmth in, a door opens to the hallway with stairs to the first floor, doors to both reception rooms, fitted kitchen and to a handy under stairs cupboard.

From the hall, the sitting room opens into a welcoming space. Windows to both the front and rear allow natural light to flow through the room, giving a light and uplifting feel. A stone plinth and tiled fireplace with a wooden mantel sits at the heart of the room and a lovely open fire inset, perfect for cosy evenings. This feature adds character and creates a focal point. From the sitting room there are elevated views across the garden and surrounding countryside.

The dining room sits to the front of the house and a large window draws in natural light and frames open views across the surrounding area. The room comfortably accommodates a dining table and chairs, as well as space for a sofa or desk, an ideal multi functional room for a family house.

To the rear, is the fitted kitchen with floor and wall mounted cabinet in white, complimented by wood effect worktops and tiled splashbacks. Integrated appliances include a dishwasher, double oven and gas hob with extractor above, along with space for additional appliances. A window above the sink looks out to the garden and allows plenty of natural light into the room.

Off the kitchen, the utility area offers valuable additional space with room and plumbing for laundry appliances, along with worktop space and storage. A window provides light and ventilation, keeping the area practical and well organised. A ground floor cloakroom sits nearby and is fitted with a WC and wash hand basin, making it ideal for guests and day to day family use.

Stairs rise to the first floor landing, with doors to all bedrooms and family bathroom.

The front window to the master bedroom draws in good natural light and enjoys an elevated outlook across the garden and valley views, There is space for a double bed and additional furniture with ease. An en suite shower room adjoins and is fitted with a free standing shower enclosure, wash hand basin, and WC, along with a wealth of fitted storage, and is tiled throughout.

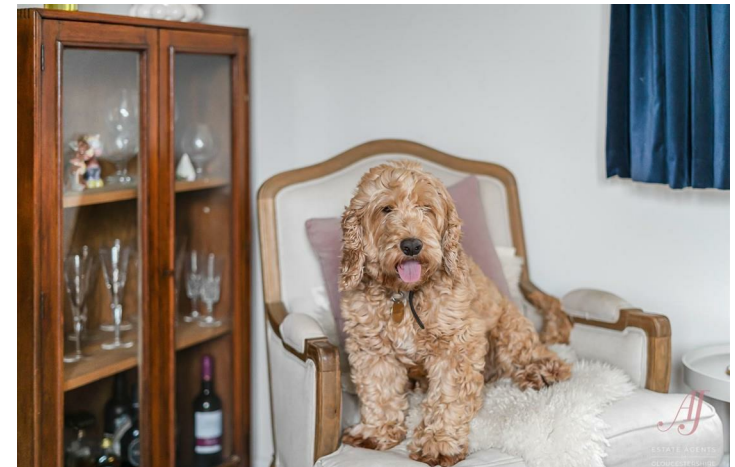
Bedroom two is a generous double room and benefits from far reaching views across neighbouring rooftops and rolling countryside beyond. The elevated position gives a strong sense of space and openness, with changing views throughout the seasons. Bedroom three is a small double which works well as a child's bedroom, guest room, or home office. The room offers space for a bed and additional furniture, with a window providing natural light and a pleasant outlook.

The four piece family bathroom is fitted with a bath, separate shower enclosure, wash hand basin, and WC. Tiled throughout and a window to the rear providing natural light and ventilation. Built in storage keeps the space practical and well arranged, the loft hatch is located in this room.

The outlook from the house is a real highlight. Elevated above the surrounding area, the views stretch across open fields, rolling countryside, and neighbouring villages in the distance. The setting feels open and far reaching, while still offering a strong sense of privacy for the family to enjoy.

AGENTS NOTES Stamp duty at £499,950

First time buyers £9,997, Moving home £14,997, Additional Property £39,995





Outside

The rear garden is arranged across a series of well defined levels, creating a practical and versatile outdoor space. Directly behind the house, a paved terrace provides an ideal spot for outdoor seating and dining. This area feels private and sheltered, with space for a table, seating, and a barbecue, making it well suited to everyday use and entertaining.

Steps lead up to a raised lawn, offering a space for children to play. Fencing borders the garden, providing clear boundaries and a sense of security. A further gravelled area sits to one side, giving flexibility for additional seating, play equipment, or storage. A timber shed and playhouse sit neatly within the garden, adding useful storage and outdoor interest.

The side garden continues the tiered theme and links the different levels smoothly. Pathways connect each area, making the space easy to move through and maintain. From the upper sections, the elevated position allows the garden to enjoy open views across the surrounding area, adding to the sense of space.

Overall, the garden offers a strong balance of seating areas, lawn, and practical space, all arranged to make the most of the plot and outlook.



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 E



Location

Located in the heart of the thriving village of Whiteshill, this property is surrounded by a strong sense of community. The village offers a community-run shop and café selling essentials, local arts and crafts, and light refreshments. The Star Inn hosts regular events such as live music, quizzes, and bingo, all promoted via its Facebook page. Whiteshill and Ruscombe Village Hall supports a variety of classes for all ages, including yoga and ballet, while the nearby junior school is just a couple of minutes walk away from the property.

Recreational facilities include a children's play area and bike jump park by the playing field, and a local playgroup caters to younger families. Each summer, the villages host the popular Annual Party in the Park, featuring music, stalls, and competitions. Two of Gloucestershire's seven grammar schools, Marling School and Stroud High School are approximately 1.5 miles away, with additional access to Archway School at the bottom of the hill, Wycliffe College in Stonehouse, Stroud College, and St Peters School in Gloucester and a wide choice of primary schools.

Stroud town centre, 2.5 miles away, is celebrated for its vibrant arts scene, home to the award-winning weekly Farmers' Market, the indoor Five Valleys Shopping Centre, and events at the Subscription Rooms and Museum in the Park. The town also hosts an annual textile festival, and offers a wide range of pubs, restaurants, and the much-loved Stroud Brewery, known for its ethical, organic beers and lively social events. Excellent transport links include bus routes, a mainline station with direct trains to London Paddington, and convenient motorway access.



Directions

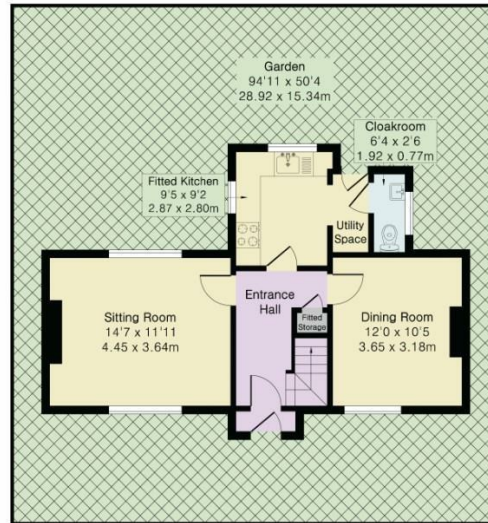
From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the first exit onto Farmhill Lane. Follow up the hill and this road becomes The Plain, in the village of Whiteshill, continue passing the church on the right hand side, after a short distance you will see the war memorial on the right and a little further on the right a turning into Highfield Road., Continue along the road and the house is located on the left, there is a pull in for three cars and a gate set into the fence just before a small turning to the left (please note there is no board at the property) ///glows.pavement.distract



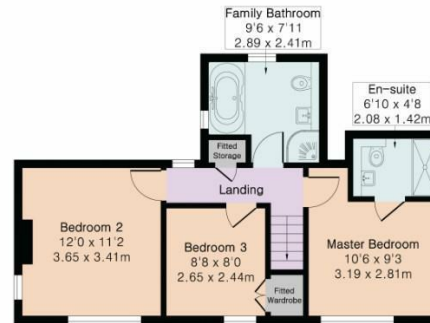
Approximate Gross Internal Area 1007 sq ft - 94 sq m

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 493 sq ft – 46 sq m



Ground Floor



First Floor



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 | | |
| (92-100) 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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