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TREETOPS, BIRD IN THE HAND, WHITESHILL, STROUD, GL6 6JP

The Property

A Charming Family Home set on the edge of the delightful village of Whiteshill. On approach mature hedging and dry stone walls to the boundary. Electric wooden gate opens onto a chipping driveway with a good amount of parking.

Step inside to entrance porch/boot room, opening to a bright entrance hall, stairs lead to the first floor with doors to cloakroom, sitting room and dining kitchen. A cleverly designed cloakroom is tucked beneath the stairs and includes stylish fittings and useful storage.

The sitting room is bathed in natural light, with window to the side overlooking the garden. French doors opening onto the garden. There's ample space for two sofas and freestanding furniture, and the room enjoys far-reaching views over open countryside, creating a peaceful and inviting atmosphere.

At the heart of the home is the fitted dining kitchen. You are greeted by a large picture window to the rear providing lovely garden views and a wealth of natural light. A range of base and wall mounted cabinets with sleek black worktops, complemented by stylish tiling. While the generous layout easily accommodates a six-seater dining table. There's also a walk-in pantry and direct access to the garden, ideal for family life or entertaining.

From the side entrance a overhang leads to a separate utility room with space for a washing machine, tumble dryer, and stainless-steel sink, along with extra storage to keep laundry out of sight. A door leads into the third bedroom, currently used as a guest bedroom, ideal as a home office or hobby room. It benefits from its own cloakroom with WC and basin, and a window to the front and side.

To the first floor a lovely landing with a wealth of natural light flooding in from the front and side. Doors lead to two double bedrooms, a family bathroom, built-in double wardrobe and loft hatch.

Bedroom one enjoys countryside views from a wide picture window, and includes a built-in wardrobe and space for further freestanding furniture. The view is beautiful to wake up to everyday.

Bedroom two, also a double, has a similarly charming outlook over the garden and nearby fields.

The bathroom is well appointed with a four-piece suite including a wood-panelled bath, separate shower cubicle, pedestal basin and WC, with a window to the side for natural light.

Overall a lovely home with fantastic views, light and scope to extend.

AGENTS NOTE

Planning ref S.23/1427/HHOLD Erection of a single-storey rear and two storey side extension. granted July 2023.

Stamp duty at £569,950

First time buyers and moving home £18,497 Additional property £46,995





Outside

The beautifully landscaped garden offers a truly idyllic outdoor retreat, with far-reaching views over open countryside and a harmonious balance of space, structure, and natural charm.

Thoughtfully designed and arranged into distinct zones, the garden begins with a welcoming terrace, featuring a circular dining area enclosed by attractive stone walling and gravel borders, perfect for al fresco entertaining.

Beyond the terrace lies a generous lawn, bordered by vibrant planting, mature shrubs, and established trees that provide both privacy and year-round interest. This lush green space is ideal for family enjoyment, relaxation, or simply soaking in the tranquil rural setting.

A productive vegetable patch, complete with greenhouses and a wooden shed, adds a practical dimension for keen gardeners, while meandering gravel paths, children's play areas, and charming ornamental features lend a warm, welcoming, and lived-in feel.

Bordering fields and rolling hills, this thoughtfully curated garden blends rural serenity with practical versatility, making it an exceptional outdoor space for all seasons and stages of life.



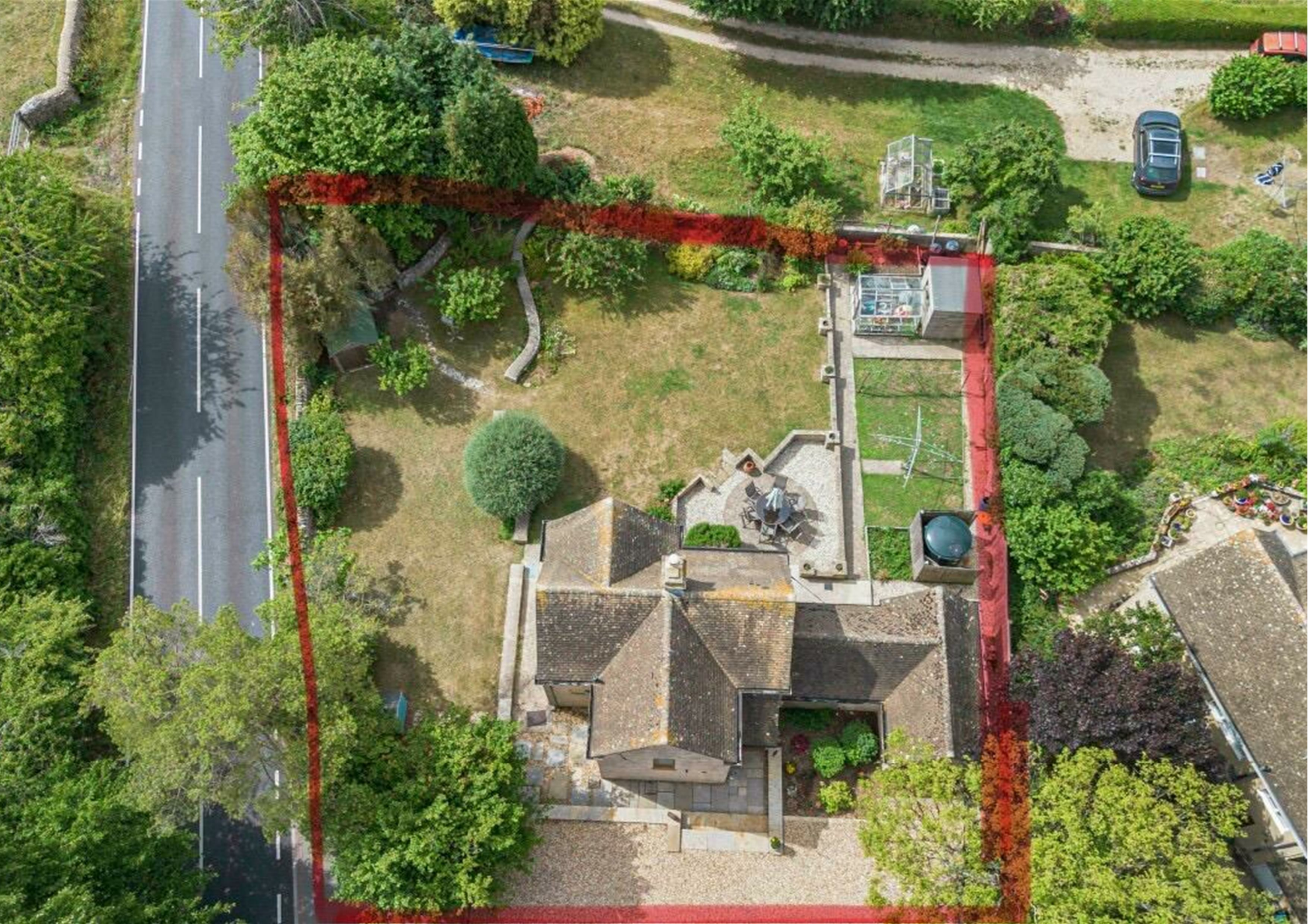
Useful Information

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



Location

Treetops enjoys an enviable position in the sought-after village of Whiteshill, nestled within the scenic Cotswold countryside and just a short drive from Stroud. The village itself offers a warm community feel, complete with a well-regarded primary school, an active village hall, and the popular Star Inn, a traditional country pub known for its hearty food and welcoming atmosphere. The village offers a community-run shop and café selling essentials, local arts and crafts, and light refreshments. Nearby Stroud, which boasts a wide range of independent shops, supermarkets, cafés, and the award-winning farmers' market held weekly in the town centre. Families will appreciate the excellent choice of both state and independent schools in the area, while commuters benefit from easy access to the M5 and a direct mainline rail service from Stroud to London Paddington in approximately 90 minutes. The surrounding countryside offers endless walking routes, including access to the Cotswold Way, making this an ideal location for those seeking a balanced lifestyle close to nature yet within easy reach of urban conveniences.



Directions

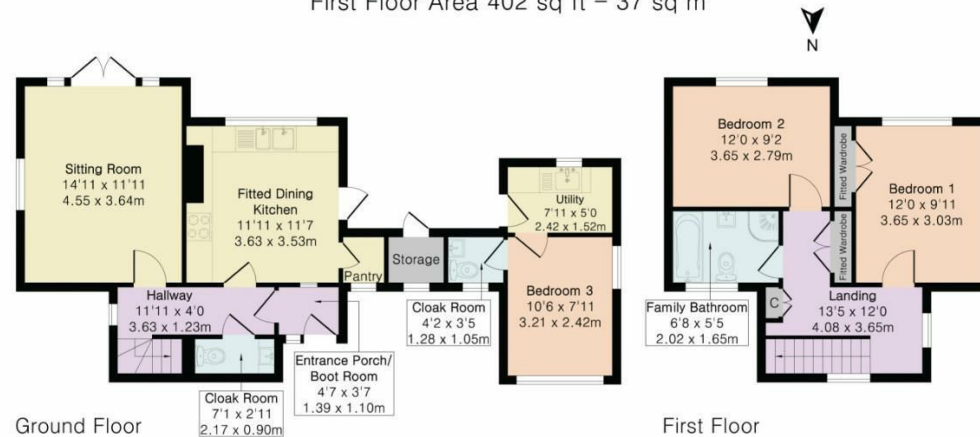
From the Cainscross island take the exit onto A4171 Paganhill lane following past the fire station. Follow to the island and take the first exit onto Farmhill Lane. Follow up the hill and this road becomes The Plain, continue to follow passing the church on the right hand side, after a short distance you will see the war memorial on the right, continue up the hill out of the village of Whiteshill, follow the road all the way up the hill until it levels out just before the left turning to Randwick there is a cluster of properties Treetops is the first property on the left. (please note there is no for sale board)
///zapped.fish.handrail



Approximate Gross Internal Area 994 sq ft - 92 sq m

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 402 sq ft – 37 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.

AJ

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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