



A ESTATE AGENTS
OF
GLOUCESTERSHIRE



FARM VIEW , WHITMINSTER, GL2 7NP

£595,000

The Property

This delightful detached family home, set on a generous corner plot in the heart of Whitminster, offers an abundance of space, natural light, and modern comfort. Built in 2001 and beautifully maintained by the current owners ever since, it represents an ideal opportunity for those seeking a versatile and stylish home in a sought-after village setting. From the roadside, this attractive detached home stands proudly on its corner plot, framed by neat hedging that enhances both privacy and kerb appeal.

A welcoming pathway to a side gate and front door with lawn either side creates an immediate sense of warmth and style. With its immaculate presentation inside and out, this turnkey property is ready to move straight into, offering the perfect blend of space, practicality, and family living in the heart of Whitminster.

Stepping into the home, the entrance hall immediately sets the tone, filled with natural light and finished with modern flooring. Doors to all reception rooms, dining kitchen and a practical downstairs cloakroom with stairs leading to the first floor landing. To the front, a third reception room with a window to the front and ideal as a home study/ playroom.

The sitting room is a wonderfully proportioned family space, featuring a large bay window to the front and a central fireplace with wood-burning stove inset, creating a cosy focal point. From here, double doors open into the showpiece of the home the impressive open-plan dining kitchen and family room.

Fitted kitchen/dining & family room recently refitted, this contemporary space is equipped with a sleek range of gloss light grey cabinets complemented by contrasting worktops and a host of integrated appliances including electric oven, microwave, induction hob with extractor, dishwasher, washing machine and fridge freezer. A central island with seating area offers a stylish spot for morning coffee. French doors within the bay open directly to the garden terrace, seamlessly blending indoor and outdoor living. Opening to the dining area which comfortably accommodates a large table and chairs at ease for eight, ideal for family gatherings or entertaining.

Adjoining the dining space, the light-filled garden room/conservatory provides views of the rear garden, with French doors that extend the living and entertaining space straight onto the terrace. Completing the ground floor, a separate utility room, finished with matching cabinets and space for appliances, offers practical access to outside and houses the boiler, fitted within the last five years and serviced annually.

The first floor is approached via a spacious landing, where natural light enhances the sense of space. The master bedroom is a superb retreat, decorated in calming tones and featuring a walk-in dressing area with excellent range of fitted wardrobes. It is served by a stylish en-suite shower room with contemporary tiling, corner shower cubicle, WC and hand wash basin.

Bedroom two a perfect guest room is a generous double with a fitted wardrobe and plenty of space for additional furnishings. Bedroom three a further double room with built-in wardrobe. Bedroom four currently set up as a single room, arranged to maximise versatility, with views to the garden and fitted wardrobe.

The family bathroom comprising a white suite with P shaped bath, shower over and glass screen, enclosure, pedestal hand wash basin, heated towel rail and WC, complemented by contemporary contrasting tiling.

In summary, this is a superbly presented family home that combines generous living spaces, four bedrooms, landscaped gardens and excellent parking with a detached garage. Perfectly blending practicality with contemporary style, it offers the ideal setting for family life in a popular and well-connected Gloucestershire village.

Stamp duty at £595,000

First time buyer and moving house £19,750 Additional Property £49,500





Outside

Outside

The rear garden has been thoughtfully landscaped to create a space that is both stylish and practical, designed for ease of maintenance and year-round enjoyment. A high-quality artificial lawn ensures a lush green outlook in every season, while neatly raised borders planted with shrubs, flowers, colour and texture throughout the year. Generous paved sun terraces flow directly from the house, providing the perfect setting for outdoor dining, summer barbecues, or simply relaxing with a morning coffee in the sunshine. The garden is fully enclosed by fencing, creating a safe and private environment ideal for children and pets, with gated access allowing a seamless link to the front of the property and driveway.

To the side, the substantial brick-paved driveway offers excellent kerb appeal and comfortably accommodates up to four vehicles, making it perfect for family living or entertaining guests. This leads directly to the detached garage, larger than the average single and complete with power and lighting. Versatile in use, the garage provides secure parking as well as generous storage and a practical utility area, currently housing appliances alongside workshop storage. Together, the driveway, garage, and landscaped garden ensure the outside space is as impressive and versatile as the home itself, perfectly balancing everyday convenience with opportunities to entertain and unwind.

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 small village on the outskirts of Gloucester with a local pub, village store, various takeaway outlets and Highfield Garden World with restaurant. A popular village primary school and playing fields are in the village. Along with a village hall. Wonderful walks to the nearby Saul Junction along the canal.

Whitminster is located within 1 mile of the M5 at junction 13, ideal for commuting to Bristol, Birmingham. With an ease of access to the lovely villages of Eastington & Frampton On Severn.

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 commuters and family life.



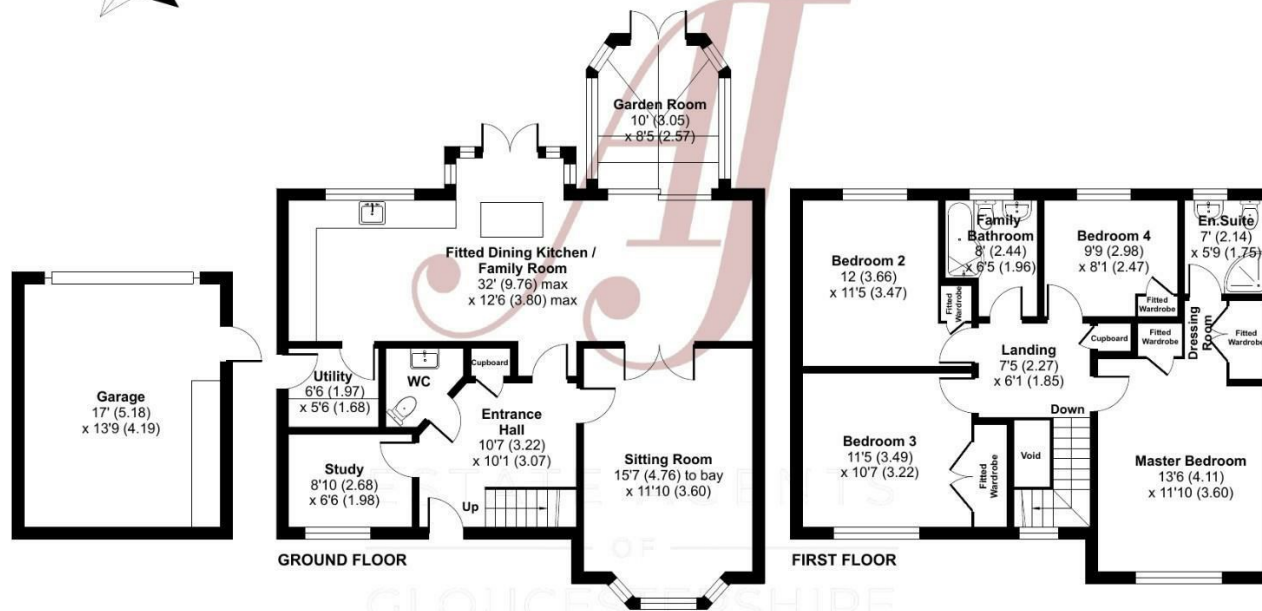
Directions

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, onto Hyde Lane and the property is located on the right as denoted by our for sale board.



Hyde Lane, Whitminster, Gloucester, GL2

Approximate Area = 1676 sq ft / 155.7 sq m
 Garage = 233 sq ft / 21.6 sq m
 Total = 1909 sq ft / 177.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1353669

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 79 |
| (54-68) D | | | |
| (39-53) 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.