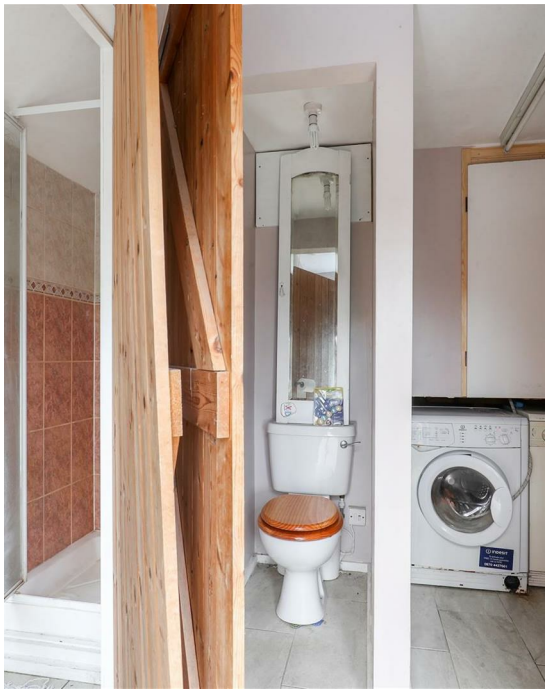
BISHOPS WALK
WHITESHILL

WHITAKER SEAGER



BISHOPS WALK, OFF KITESNEST LANE, WHITESHILL, STROUD, GL6 6BW

A SEMI-DETACHED 4 BEDROOM COTTAGE, ENJOYING AN ELEVATED SETTING WITH RURAL VIEWS.

the property

A charming semi-detached Cotswold stone cottage, elevated in the sought-after village of Whiteshill and enjoying far-reaching views across the surrounding landscape. The property offers well-proportioned family accommodation that would now benefit from updating, presenting a wonderful opportunity to create a beautiful country home. A lean-to glazed porch spans the front of the cottage, providing a practical and versatile entrance space ideal for family life. From here, a door opens into the kitchen—a spacious room with ample space for dining and a fireplace forming a focal point at one end. The kitchen is fitted with a range of wall and base units, as well as an integrated under-counter fridge, oven, and hob. A staircase rises from the kitchen to the first floor, while a door leads to the adjoining boot room, which houses the gas boiler. The sitting room is accessed directly from the kitchen and offers a warm, characterful space with two front-facing windows and an open fireplace that adds to its charm. Upstairs, two bedrooms are located on the first floor, both enjoying elevated, far-reaching views. At either end of the landing, staircases rise to two additional attic bedrooms. The principal attic room is particularly impressive, boasting generous proportions, double-aspect windows, and panoramic views. All bedrooms are served by a family bathroom, and a ground floor shower room with utility area—accessible from the glazed entrance porch which provides additional convenience. Two outbuildings have corrugated roofs that we suspect are made of asbestos. Our vendor believes that the cottage roof tiles may also contain asbestos. The property is accessible by foot only. Please note the mapping for this house is not correct due to limitations with Google maps. A title plan is available upon request.

Guide price

£495,000

- *Kitchen/dining room*
- *Sitting room*
- *Boot room & Utility/shower room*
- *4 bedrooms*
- *Family bathroom*
- *Lean to porch*
- *Garden and elevated views*
- *Gas central heating*
- *Ofcom - Superfast broadband available - Indoor mobile signal likely with Three*

WITHIN EASY REACH...

Stroud - 3.1 miles
Gloucester - 8 miles
Kemble Railway Station - 15 miles
Cheltenham - 17 miles
Bath - 31 miles
Bristol - 33 miles

Outside

The property is approached on foot via a pathway leading off Kitesnest Lane. A pedestrian gate opens into the side of the plot, where a useful shed and store are positioned. The garden enjoys an impressive open aspect, offering views across the beautiful Cotswold landscape. A central lawn is flanked by well-established flower borders, creating a picturesque setting—perfect for relaxing or entertaining outdoors.

Situation

Whiteshill is an elevated village situated just north of Stroud, enjoying a strong sense of community and a wonderful rural outlook. The village offers a range of amenities, including a church, a well-regarded primary school, a village hall, a traditional pub, and a popular community-run shop and café. Archway School, a local comprehensive, is located nearby in Paganhill.

Stroud, the nearest town, lies just 1.6 miles away and is easily accessible on foot or via a regular bus service. The town is known for its vibrant atmosphere and eclectic mix of independent shops, cafes, restaurants, and its award-winning farmers' market. Stroud also offers excellent educational options, including two highly regarded grammar schools—Marling School for boys and Stroud High School for girls. For commuters, Stroud railway station provides direct services to London Paddington in under 90 minutes. The M5 motorway is also within easy reach via Junction 13, offering convenient road links to Bristol, Cheltenham, and beyond. The surrounding countryside is a haven for walkers, with immediate access to scenic footpaths and nearby connections to the Cotswold Way, making it an ideal location for those who enjoy outdoor pursuits.

Approximate Gross Internal Area = 158.2 sq m / 1703 sq ft
Store / External WC = 10.5 sq m / 113 sq ft
Total = 168.7 sq m / 1816 sq ft

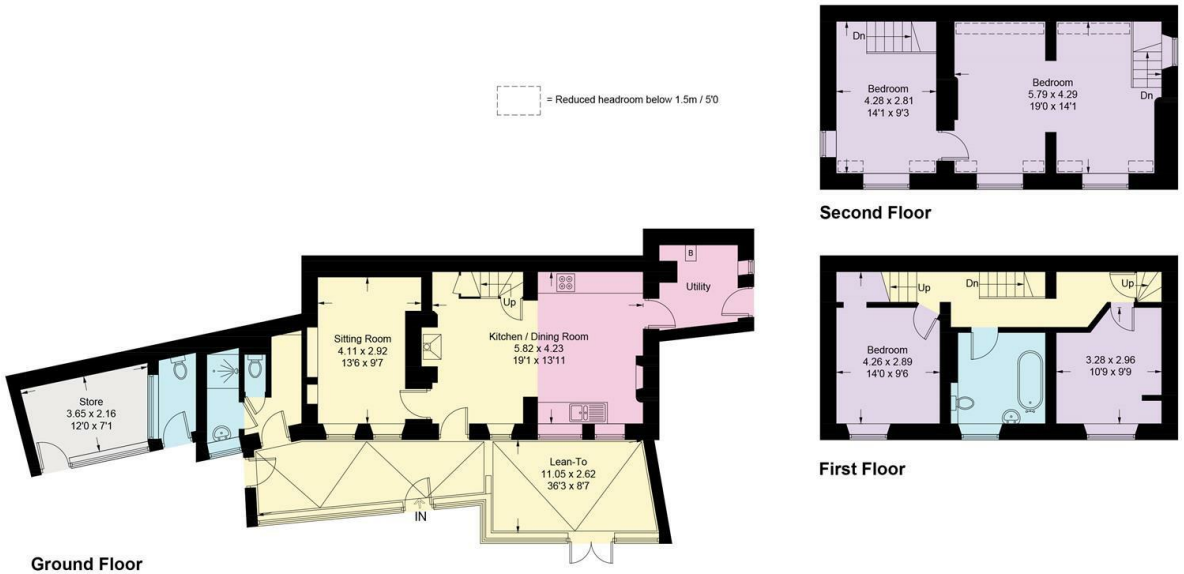
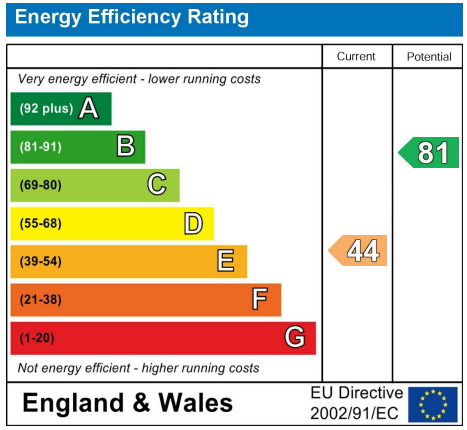


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209576)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 6BW **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band D and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.