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Sales & Lettings

**Venwood, The Plain, Whiteshill, Stroud,
Gloucestershire, GL6 6AA
Price £425,000**

Sawyers Estate Agents are pleased to bring to the market this well presented and proportioned three bedroom detached chalet style bungalow situated within Whiteshill. This beautiful elevated location allows the property to enjoy breathtaking views across the Stroud valleys and towards the Severn. The adaptable accommodation briefly consists, entrance hall, living room, generous kitchen/dining room, useful boiler room, garden room, side porch, two bedrooms and bathroom with shower on the ground floor, whilst upstairs on the first floor you will find the main bedroom with en-suite cloakroom and sliding doors leading out to the impressive Balcony.

Benefits include double glazing (where specified) and gas central heating. Outside you will find the off road parking, carport and landscaped rear garden. The Balcony and rear garden are of particular note giving you a pleasant area to sit out and enjoy the views and sunshine. The property is in need of some decorative updating, giving potential purchasers the opportunity to put their own stamp on it. Internal viewing highly recommended to appreciate all on offer.

Amenities: Within Whiteshill and neighbouring Farmhill/Paganhill there are local amenities including a shop, pub, popular walks, Callowell & Whiteshill primary schools, and Archway secondary school. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Entrance Hall

Timber door to front, coving, stairs to first floor, Dado rail and radiator.

Living Room 3.82m (12'6") x 3.59m (11'9")

Double glazed bay window to front, coving, fireplace with living flame gas fire and exposed brick surround, Dado rail, wall light points, radiator and television point.

Kitchen/Dining Room 4.7m (15'5") x 3.62m (11'11")

Door to side, exposed timbers, coving, range of fitted wall and base units with Oak door and draw fronts complemented with a tiled work tops, display units, breakfast bar, stainless steel one and a quarter bowl sink unit with mixer tap, tiled splash backs, space for cooker with extractor hood over, plumbing for washing machine, space for fridge. Radiator.

Boiler Room

Double glazed window to side, wall mounted combination boiler and fitted shelving.

Side Porch

Double glazed door to front, double glazed windows to sides. Space for freezer.

Garden Room 5.65m (18'6") x 1.92m (6'4")

Double glazed patio door leading out to the garden, two double glazed windows to rear, double glazed windows to sides, Velux style roof light, recessed down lighting and two radiators.

Bedroom Two 3.26m (10'8") x 2.87m (9'5")

Double glazed window to rear, coving, fitted storage cupboard and radiator.

Bedroom Three 3.64m (11'11") x 2.47m (8'1")

Double glazed window to front, coving, built in storage cupboard and radiator.

Bathroom 2.59m (8'6") x 1.68m (5'6")

Double glazed window to side, extractor, recessed down lighting, bath with shower attachment, concealed cistern low level WC, wash hand basin set within vanity unit, shower cubicle, tiled walls, heated towel rail and tiled floor.

First Floor

Landing

Access to the generous loft area.

Bedroom One 3.83m (12'7") x 3.52m (11'7")

Double glazed sliding door leading out to the Balcony, double glazed window to rear, built in wardrobes, access to loft and radiator.

En-suite Cloakroom

Extractor, low level WC, wash hand basin set within vanity unit. Part tiled walls.

Balcony 5.87m (19'3") x 1.73m (5'8")

Wrought Iron surround.

Outside

Front

Cotswold stone walling, path to front door, outside light, well stocked flower borders, two gated side accesses to rear.

Parking/Carport

Driveway providing off road parking, Carport and outside tap.

Rear Garden

Enclosed garden being mainly laid to lawn with raised patio/seating area, well stocked flower and shrub borders, mature tree, vegetable patch, space for greenhouse, space for garden shed, further seating area, Cotswold stone walling and outside security and courtesy lighting.

Material Information

Title Number: GR88886

Tenure: Freehold

Conservation Area: No

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: D

Annual price £2,260 (2024/25)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: No Risk

Mobile coverage: EE, Vodafone, Three, O2

Broadband Speed: Basic (12 Mbps) Superfast (71 Mbps)

Satellite/Fibre TV Availability: BT, Sky, Virgin.

(This information is subject to change and should be checked by your legal advisor)

Selling Agent

Sawyers Estate Agents

17 George Street

Stroud

Gloucestershire

GL5 3DP

01453 751647

info@sawyersestateagents.co.uk

Local Authority

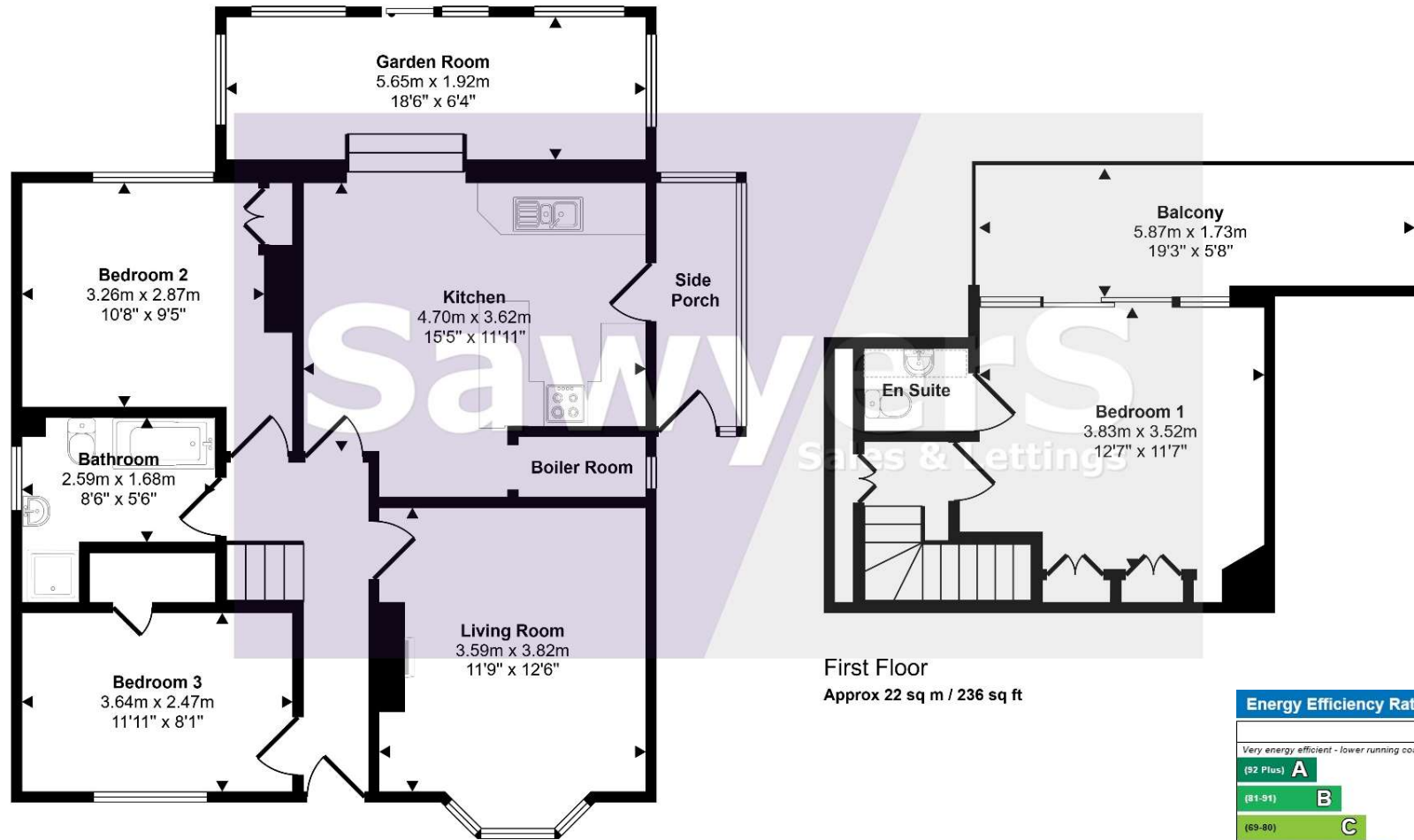
Stroud District Council - Band D

Directions

For SAT NAV use: GL6 6AA

From Stroud town centre take the A419 along Cainscross Road, at the roundabout, take the third exit onto Paganhill Lane passing the fire station on your left. At the next roundabout turn left, following the road around to the right into Farmhill Lane, continue up the hill where Farmhill Lane meets The Plain. The property will be found on your right hand side, clearly identified by our `For Sale` board.

Approx Gross Internal Area
108 sq m / 1159 sq ft



First Floor
Approx 22 sq m / 236 sq ft

Ground Floor
Approx 86 sq m / 922 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(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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