



Beautiful Five Bedroom Character Cottage  
5 Bedroom Detached Home  
The Shard, Whiteshill, Stroud, Gloucestershire, GL6

Guide Price £625,000  
[www.griffithnobes.co.uk](http://www.griffithnobes.co.uk)



DETACHED FAMILY HOME | CHARACTER COTTAGE - EXTENDED | FIVE BEDROOMS | SET OVER THREE FLOORS

VERSATILE GUEST ACCOMMODATION | DOWNSTAIRS CLOAKROOM | BEAUTIFUL VIEWS | GAS RAYBURN IN THE KITCHEN

EPC RATING: D | GAS CENTRAL HEATING | FEATURE FIREPLACE | TWO GREENHOUSES | TWO SHEDS

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## The Shard, Whiteshill, Stroud, Gloucestershire, GL6

We're delighted to present this well positioned stone cottage with the most fabulous views of the countryside. This charming property features well-proportioned, character-filled accommodation throughout.

The ground floor comprises an entrance hall leading to a cosy lounge/reception room. This inviting space, complete with a feature fireplace, wood burner, and wooden flooring, is perfect for relaxing and enjoying the scenic views. The traditional cottage kitchen, bright and full of character, boasts stone tile flooring, fitted units with an island, a pantry cupboard, a Gas Rayburn, and space for a family dining table. It seamlessly flows into a separate spacious dining room leading to a utility area and a cloakroom.

The first floor offers two comfortable bedrooms and a family bathroom. The master bedroom includes an ensuite shower. On the second floor, you'll find two additional bedrooms and a study that can serve as extra accommodation if needed.



An extension to the stone cottage provides additional family space, which can function as an annex or guest accommodation. This area, accessible from the ground floor via the utility, and also benefiting from its own entrance, features a versatile studio-style living space/bedroom with its own shower and W.C., making it ideal for lodging or boarding guests.



The garden is truly a highlight, sprawling over approximately 0.4 acres. It offers distinct areas including lawns and secluded seating, perfect for entertaining or simply admiring the view. Additionally, the garden features two greenhouses and two sheds, providing ample space for gardening and storage."

Additional benefits of this property include Gas central heating. This home is a must-see to fully appreciate all it has to offer. Although informal parking arrangements currently exist, there is planning permission (subject to detail) for two car parking spaces in the garden.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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## The Shard, Whiteshill, Stroud, GL6

Approximate Area = 1928 sq ft / 179.1 sq m  
Limited Use Area(s) = 217sq ft / 20.1 sq m  
Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale



Denotes restricted head height



Council Tax Band: **E (£2,733.43)** Tenure: **Freehold**. EPC Rating: **D**

Utilities: **Mains Electric, Mains Gas, Mains Water, Mains Sewer.**

Broadband: **Standard up to 4Mbps\*, Superfast up to 80Mbps\***

Phone Network: **EE, Three, o2, Vodafone\***

\*Information obtained from Ofcom Website, June 2024.

Viewings available by appointment only.

Tel: 01453 799938 or E-Mail: [hello@griffithnobes.co.uk](mailto:hello@griffithnobes.co.uk) for further details.

### A little about Whiteshill and the surrounding area...

Whiteshill has always been popular among local people and understandably so; after all the village benefits from a village shop, a primary school and playing field as well as village pub. Countryside walks are in abundance as well as beautiful breathtaking views and surrounds.

Stroud town itself offers additional shopping opportunities including the award-winning weekly farmers market, which is fast growing in popularity, as well as a variety of local independent shops and stores. Stroud area is particularly popular for its Grammar schools, state and private schools as there is a good choice of both Primary and Secondary Schooling in the area.

The pubs in Stroud are renowned for serving locally produced beers and ciders and there are plenty of cafes to choose from as well as bars, restaurants and eateries. Another big attraction is the recently opened Five Valleys Shopping Centre offering a wide range of stalls, diners and shops. Stroud has a wide range of shops and amenities, including supermarkets, a local hospital, leisure and sports centre.

There is a main line railway station in Stroud with inter city services travelling to London (Paddington). Within driving distance are the towns and cities of Cirencester (approx. 10 miles), Cheltenham (approx. 16 miles) and Swindon (approx. 25 miles) for those who need to commute.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Griffith Nobes Lettings and Management Ltd. REF: 1025847



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**PRS** Property Redress Scheme

#### IMPORTANT NOTE:

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We work with a number of companies that provide services that may be of interest to you, and where you take up a referral, we may earn an average fee of £100.00.

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