



GARDENERS COTTAGE · CHURCH LANE · WHADDON ·

**MURRAYS**  
SALES & LETTINGS



## GARDENERS COTTAGE CHURCH LANE WHADDON GL4 0UE

Gardener's Cottage is a charming Victorian home in Whaddon with three double bedrooms, two reception rooms, a spacious kitchen, garden, patio, and driveway. Planning permission is granted for a balcony and extension. Convenient for Stroud, Gloucester, Cheltenham, the M5, and top schools.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £525,000**

## FEATURES

- Double-fronted Victorian cottage with red brick charm
- Bright sitting room with bay window and wood floors
- Feature double-sided wood-burning stove
- Versatile second reception room/home office
- Spacious kitchen with dining area and patio doors
- Three double bedrooms with lovely views
- Juliet balcony planning approved for main bedroom
- Stylish bathroom plus utility/cloakroom
- Enclosed garden with lawn, shed, and covered patio
- Driveway with parking and kitchen extension potential



## DESCRIPTION

Gardener's Cottage is a delightful and beautifully maintained example of Victorian architecture. With its attractive double-fronted red brick façade, the home exudes warmth and character from the first glance.

Stepping inside, you are welcomed by a central hallway with two elegant reception rooms positioned on either side. The sitting room is filled with natural light, from the front facing bay window and double windows to the side elevation. Original wooden floorboards throughout the room add warmth and character, alongside a distinctive double-fronted wood-burning stove that sits between the sitting room and kitchen—perfect for creating a cosy atmosphere on cooler evenings.

A thoughtfully designed opening in the dividing wall introduces a sense of flow and space, making the ground floor feel connected, ideal for contemporary living. The dining room, also featuring a characterful front bay, currently serving as a music room, it would easily adapt as a home office or formal dining space.

At the back of the property, the kitchen is a generous and functional space, offering extensive built-in storage and room for a large dining table. It also shares the central wood-burning stove, providing a warm and inviting spot for entertaining. Broad sliding doors to the patio, allow the space to become an indoor/outdoor entertaining area. A cloakroom with utility area offers a convenient place to tuck away laundry, while the rear hallway accommodates coats, boots, and countryside essentials after a day outdoors.

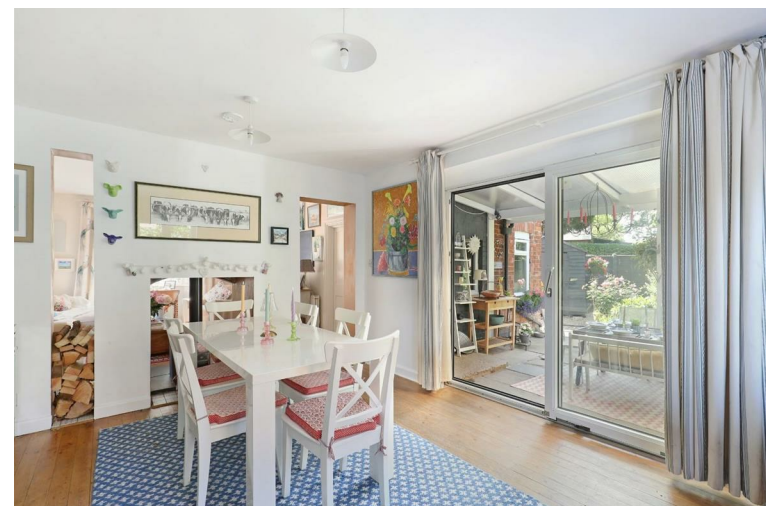
A wide staircase leads to three well-sized double bedrooms; each thoughtfully designed with discreet storage and picturesque views across both Church Lane and the garden. The principal bedroom, overlooking the rear, has approved planning permission for a Juliet balcony, creating an idyllic setting overlooking St Margaret of Scotland's Church. A stylish family bathroom serves the upper floor.

The garden is both spacious and enclosed, featuring level lawns, a large storage shed, and a charming, covered patio—perfect for outdoor dining and entertaining. Planning permission is in place to extend the kitchen into this area, offering the opportunity to create a stunning open-plan kitchen/living space.

A private driveway offers ample parking for several vehicles, completing this character-filled and versatile home.

## AGENT'S NOTE

Planning has been granted for a single storey extension off the kitchen, together with a Juliet balcony above, leading off the principal bedroom.







## DIRECTIONS

From our Stroud Office, proceed north on the A46 and branch left at Pitchcombe onto the A4173 for Gloucester. Pass through the village of Edge and down the hill into Brookthorpe. Whaddon is approximately one mile beyond Brookthorpe. Turn left into Church Lane, directly opposite Pound Farm and Farm Shop. Gardeners Cottage will be found after circa 100 yards on the right hand side, just before the church.

## LOCATION

Gardener's Cottage is set in the peaceful rural hamlet of Whaddon, surrounded by open countryside yet exceptionally well connected. This idyllic location offers the best of both worlds—quiet country living with easy access to the vibrant centres of Stroud, Gloucester, and Cheltenham. The property is well placed for commuting, with the M5 motorway easily accessible via Junction 11a (Cheltenham) and Junction 12 (Gloucester). Stroud Station provides regular direct trains to London Paddington in approximately 90 minutes, making it a convenient base for those needing to travel to the capital.

Whaddon is a small rural community, part of the parish of Brookthorpe, with a popular farm shop selling fresh local produce, and a selection of supermarkets can be found close by. The surrounding area offers beautiful countryside walks, a challenging golf course at Painswick Beacon, Premier League rugby at Gloucester's Kingsholm Stadium, and National Hunt racing in Cheltenham.

Education in the area is excellent, with access to some of the region's top-performing schools. These include Stroud High School and Marling School in Stroud, as well as Ribston Hall High School, Denmark Road High School, and Sir Thomas Rich's School in Gloucester. Wycliffe College, an independent day and boarding school, is also nearby in Stonehouse. Gloucester continues to benefit from significant regeneration and investment, while Cheltenham offers a blend of culture, festivals, and fine dining. Stroud is a vibrant market town known for its creative community and award-winning farmers' market. All three towns are within easy reach, making Gardener's Cottage a rare opportunity to enjoy rural charm without sacrificing connectivity or convenience.





## Gardeners Cottage, Church Lane, Whaddon, Gloucestershire

Approximate IPMS2 Floor Area

House 107 sq metres / 1151 sq feet

Simply Plans Ltd © 2024

07890 327 241

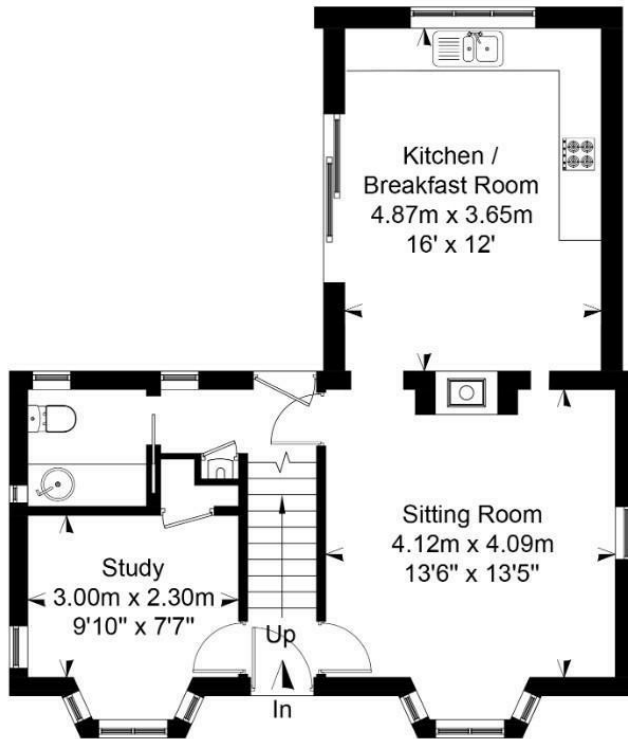
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This plan is for identification and guidance purposes only.

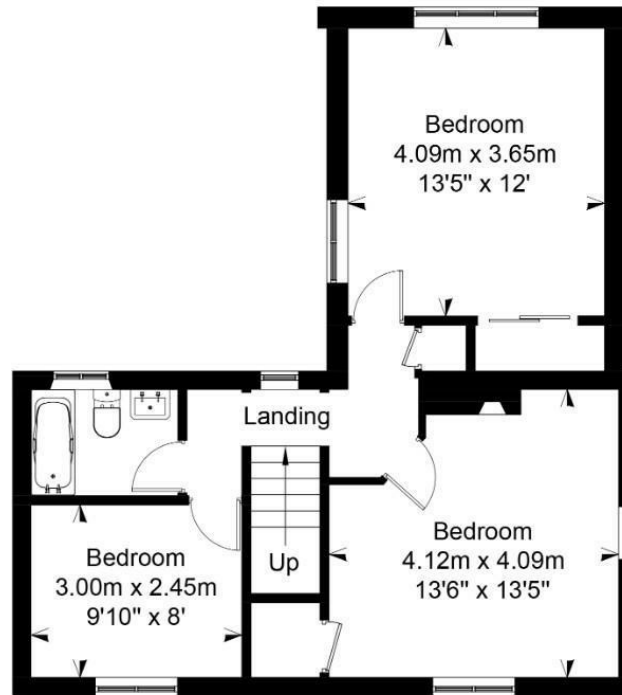
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



**Ground Floor**



**First Floor**

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

LPG heating. Mains electricity, water and drainage are believed to be connected to the property. Stroud District Council, tax band E - £2,864.99. Ofcom checker: Broadband, standard 3Mbps, Ultrafast 1000Mbps. Mobile: EE, Three, O2 and Vodafone all likely.

For more information or to book a viewing  
please call our Painswick office on 01452  
814655