



CHERRY TREES · UPPER KITESNEST · WHITESHILL · STROUD

**MURRAYS**  
SALES & LETTINGS

CHERRY TREES  
UPPER KITESNEST  
WHITESHILL  
STROUD  
GL6 6BH

This detached property occupies a sought after village location, with wonderful far reaching views, off street parking, garage and adaptable space.

**BEDROOMS: 3**  
**BATHROOMS: 2**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £500,000**

## FEATURES

- Elevated Village Location
- Fabulous Far Reaching Views
- 3 Bedrooms
- Flexible Ground Floor Rooms
- 2 Bathrooms
- Workshop
- Off Street Parking
- Garage
- Viewing Advised
- No Onward Chain, EPC D 59/78



## DESCRIPTION

Cherry Trees is well worth an internal inspection, not only to appreciate the property and its flexible spaces, but mainly to enjoy the fabulous far reaching views. Steps lead up from the parking area to a lovely, decked terrace with sociable al fresco entertaining space.

Internally, the entrance hall feeds into a sociable, dual aspect sitting/dining room with direct access to the terrace. Opposite, a second reception room could easily double up as a fourth bedroom if required or dining room/home office, with conservatory beyond. The fitted kitchen can also be accessed both from the hallway or the conservatory with its windows allowing for the light to flood in. As illustrated on the floor plan, a modern bathroom is also located upon this level. On the first floor, two of the double bedrooms are located to the front with the windows framing the view and the master offering wall to wall fitted wardrobes, together with a single bedroom to the side/rear. These are serviced by a shower room.

A rarity for the area, the property offers off street parking for several vehicles together with a garage. The side and the front elevations are interspersed with established shrubs and trees, both offering lovely terraced seating areas, together with a feature pond and large shed/workshop and covered area. An additional enclosed garden area is located to the rear.





## DIRECTIONS

The property is found by leaving Stroud in the Cheltenham/Gloucester direction on the A46. At Stratford Park roundabout (Tesco) turn left onto Stratford Road. At the fourth mini roundabout turn right signposted to Whiteshill. Continue up the hill onto The Plain, past the church and the village primary school. The turning to Upper Kitesnest can be found after a short distance on the right hand side. Continue along the road until there is a slight fork to the left, where the property can be found on the left hand side, denoted by our For Sale sign.

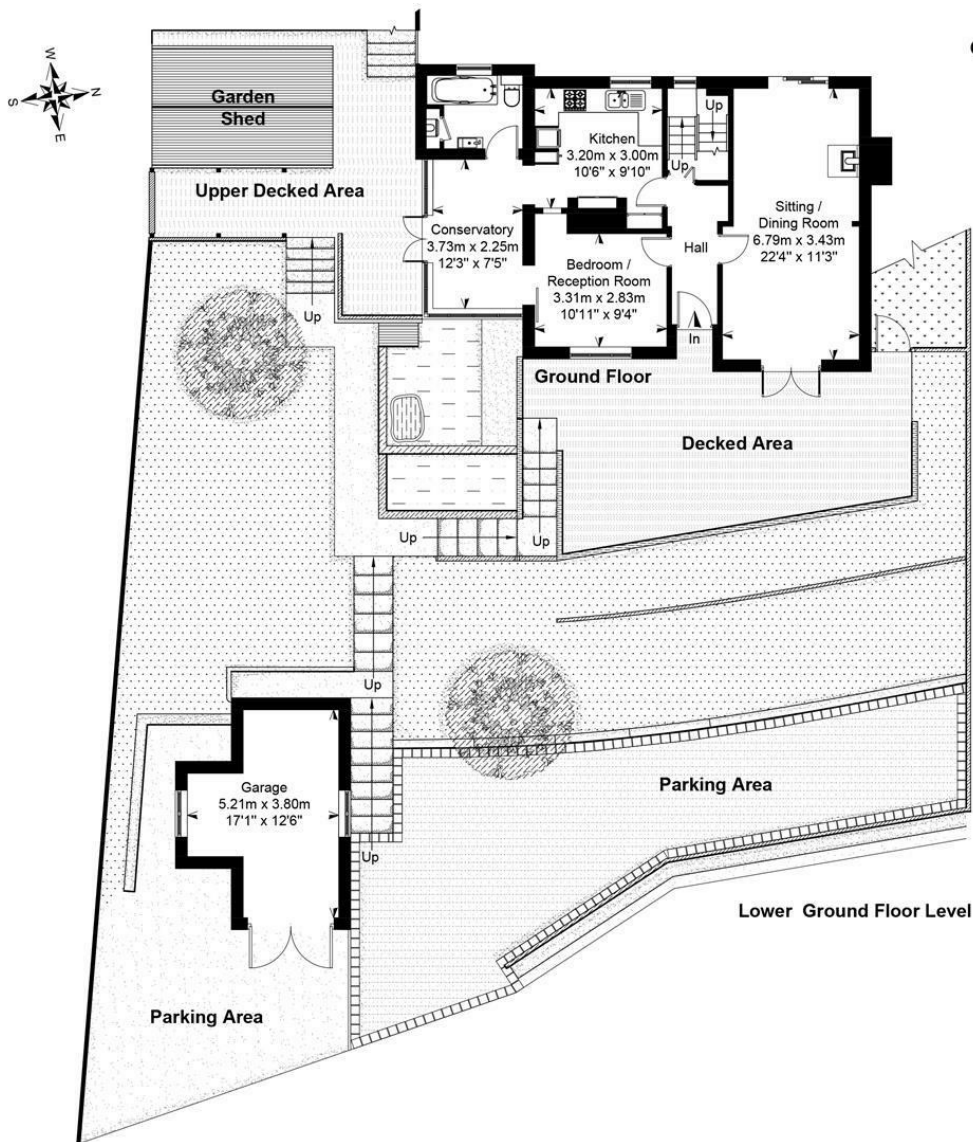
## LOCATION

Whiteshill, as its name suggests, is a hilltop village on the outskirts of Stroud, surrounded by open countryside. The village has a strong sense of community spirit and benefits from a popular playgroup, primary school, church, public house and community shop. Nearby Stroud is just over a mile away and provides an extensive range of educational facilities including Archway Comprehensive, Stroud High and Marling Grammar Schools, sixth forms and further education as well as the private sector including Wycliffe.

There are three major supermarkets in Stroud, a leisure centre and a main line railway station, London Paddington circa 90 minutes. Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

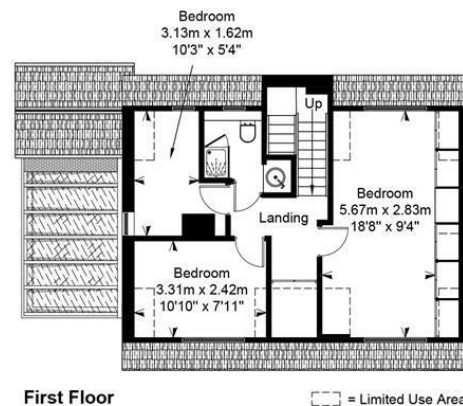
Motorway M5 J12 Haresfield - 6.8 miles, Motorway M5 J13 Stroud - 5.5 miles, Gloucester Railway Station - 8 miles, Stroud Railway Station - 2.5 miles, Cheltenham (central) - 17.5 miles, Bristol Temple Meads - 32.5 miles, Bath (central) - 31 miles. Distances are approximate.





**Cherry Trees, Upper Kitesnest Lane, Whiteshill, Gloucestershire**

House	Approximate IPMS2 Floor Area
Garage	115 sq metres / 1238 sq feet
	15 sq metres / 161 sq feet
<b>Total</b>	<b>130 sq metres / 1399 sq feet</b>
(Includes Limited Use Area)	6 sq metres / 64 sq feet



First Floor

Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3583

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  
Outbuildings  
Not Shown In Actual Location Or Orientation

**MURRAYS**  
SALES & LETTINGS

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Painswick GL6 6XH

**Minchinhampton**

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3 High Street, Minchinhampton GL6 9BN

**Mayfair**

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

**TENURE**

Freehold

**EPC**

D

**SERVICES**

All mains services are connected to the property. Gas central heating, mains electricity, water and drainage. Stroud District Council Band E - £2,733.43 2024/25, Ofcom checker: Broadband Standard 3mbps, Superfast 52 mbps. Mobile coverage EE, Three, 02, Vodafone

**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

For more information or to book a viewing  
please call our Stroud office on 01453 755552