



Whitings

Goose Lane | Westbury-on-Severn | Gloucestershire | GL14 1QX

FINE & COUNTRY





# Step inside

## Whitings

Guide price £700,000

This exquisitely-presented, detached four-bedroom home in a tranquil and beautiful rural location, has glorious well-loved cottage-style gardens with a dedicated vegetable patch and an established orchard, plus a stable block and tack room with pasture stretching down to the banks of the River Severn.

For families who love the countryside, nature and horses, this property offers an idyllic lifestyle. It is set in approximately 2.6 acre of land, tucked away in the hamlet of Bollow on the outskirts of Westbury on Severn, on the edge of the Forest of Dean. Surrounded by fields, it enjoys captivating, far reaching views over the river and is within walking distance of the Walmore Common nature reserve, a habitat for swans and wading birds.

Yet, with all the advantages of country living, Whitings is close to everything that the cities of Gloucester (8 miles) and Cheltenham (15 miles) have to offer. The property is also ideally suited for commuters, within easy reach of the A48, giving straightforward access to both the M5 and M4, connecting to the Midlands, the North, South Wales, London and the South.

Westbury on Severn is a lively village with a popular family-run pub, doctor's surgery and a parish hall which acts as a hub for sports, leisure and social activities. The village also has two primary schools Westbury on Severn Church of England Primary School and, within a short walk of the property, Walmore Hill.

Nearby are the National Trust's Westbury Court Gardens and the foodie destination, Severn and Wye Smokery. It's not far to go for convenience shopping, with a handy store at Chaxhill Services on the A48.

### Step Inside:-

A property with true kerb appeal, Whitings is set back from its driveway behind neat hedges, with a path leading to a pretty canopy porch. The house has a rendered exterior and there are double glazed windows throughout.

During the vendors' ownership, this stunning home has been renovated and redecorated to a high standard, incorporating hardwood doors and luxury fittings and underfloor heating. It provides spacious and elegant family living space, at the heart of which is a light and airy kitchen/dining room. This has been fitted with an attractive Shaker-style fitted kitchen with solid oak worktops and a range of integrated appliances. An oak-topped island doubles up as a breakfast bar. At the far end of the room is a wood-burning stove in a feature fireplace with a beam over. The whole area is flooded with light from a pair of fully glazed doors flanked by glazed side panels. The doors open onto a paved patio area, which enjoys views over the gardens and paddocks and makes a wonderful and convenient outdoor space for dining and relaxing. The kitchen/dining room includes space both for a dining table and for an informal seating area, and benefits from electric underfloor heating.



Adjacent to the kitchen, the sitting room features the charming focal point of a corner-set wood-burning stove with a decorative tiled heatshield. French doors from one end of this room open to the garden.

The well-laid-out ground floor accommodation also includes a study - a pleasant room with windows overlooking the front and side gardens. The study is accessed off the attractive entrance hall, which features a porthole window and a cloaks/storage cupboard.

Meanwhile, an inner hallway/utility room at the back of the house, accessed from the kitchen, leads to a fully-tiled ground floor bathroom with electric underfloor heating and a bedroom with a walk-in wardrobe.

The utility room has space for a washing machine and an automatic dryer under a wooden worksurface and wooden stable doors open directly to the side garden.

On the first floor, the delightful principal bedroom features twin, built-in wardrobes with painted wood doors and benefits from a luxurious en-suite shower room with electric underfloor heating. There are two further first-floor bedrooms, served by an attractively decorated family bathroom, with a bath with a shower over and electric underfloor heating.













# Step outside

## Whitings

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Whitings is accessed off a country lane which leads to the property's ample off-road parking space.

The beautiful, thoughtfully laid out cottage-style gardens are a real feature of this property. They include mature trees and shrubs, a formal knot garden and a lawn bordered by neatly clipped hedging and well stocked flower beds. A paved patio at the back of the house makes a lovely place to enjoy the wonderful surroundings. For grow-your-own enthusiasts there is a cedar greenhouse next to a large vegetable plot which is divided into separate raised beds. There is also an established apple orchard and the grounds include a duck pond and a brick-built garden storage shed.

The house is set in around 2.6 acres and the grounds include a stable yard, surrounded by three wooden stables, a haybarn/workshop and a tackroom. This and the adjoining paddocks make the property ideal for equestrian use or as a hobby smallholding.

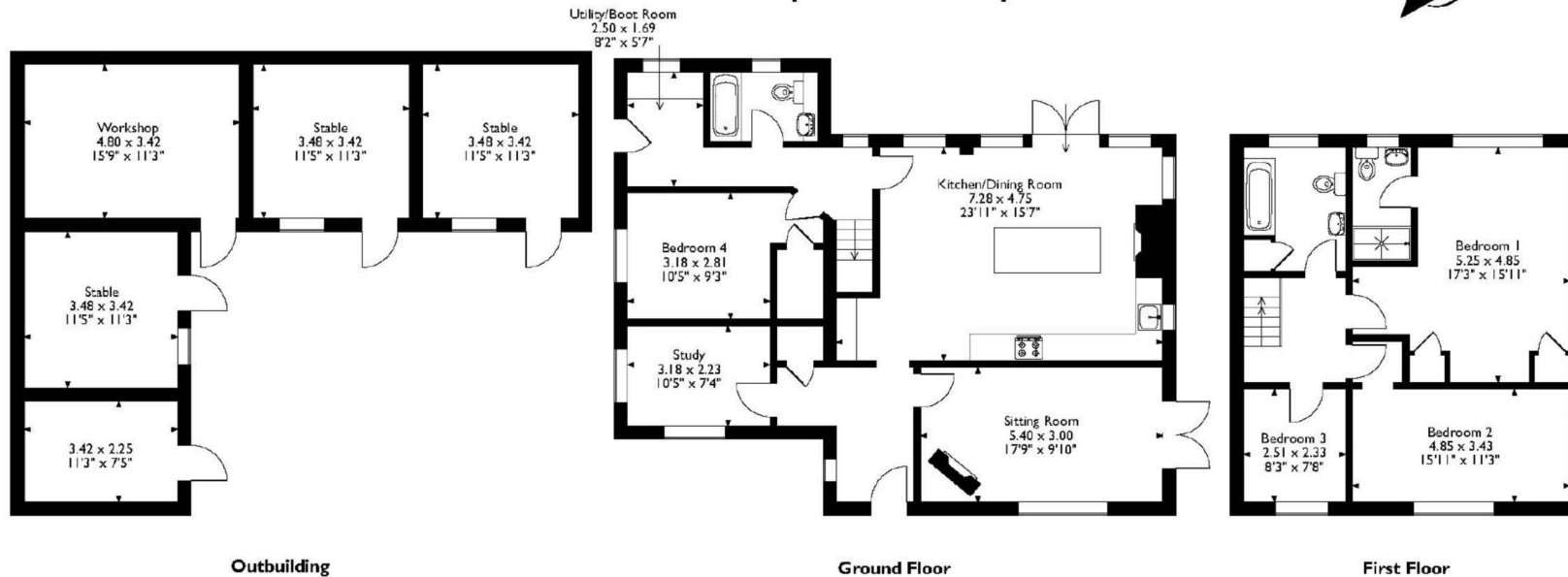
### DIRECTIONS

What3words: ///packet.tinny.shepherdess





Approximate Gross Internal Area  
 Main House = 152 Sq M/1636 Sq Ft  
 Outbuilding = 64 Sq M/689 Sq Ft  
 Total = 216 Sq M/2325 Sq Ft

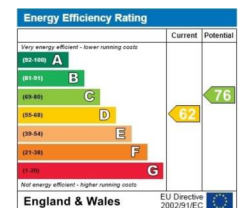


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL14 1QX | Tenure: Freehold | Tax Band: F | Authority: Gloucestershire | Heating: Electric | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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