

# WOODCOT AMBERLEY



WHITAKER  
SEAGER





## WOODCOT, ST. CHLOE, AMBERLEY, STROUD, GL5 5AP

BREATHTAKING VIEWS DOMINATE THE  
LANDSCAPE FROM THIS CHARMING THREE  
BEDROOM SEMI DETACHED PERIOD  
PROPERTY.

### *The property*

This beautifully presented Cotswold stone semi-detached residence sits in an elevated position commanding staggering views, possibly the best in the village?

From the open porch, a door leads into the central hall housing the staircase. Both principal reception rooms sit prominently at the front of the accommodation commanding the lovely open vista. The sitting room enjoys a dual aspect with a fireplace being a focal point. Opposite, the second reception room, currently utilised as a snug but could be a formal dining room with a step up into the kitchen/breakfast room. This room is fitted with good storage and incorporates built in appliances such as cooker, hob and dishwasher.

A rear door leads outside up a few steps to the rear access and a small seating area.

On the first floor all three double bedrooms and the family bathroom branch out from the landing. The main bedroom boasts an ensuite shower room and enjoys a sensational view. There are two further bedrooms, one also enjoys the fabulous view at the front.

The accommodation provides suprisingly high ceilings with bright, light decor and is warmed by gas central heating.

Ofcom: Broadband - Ultrafast is available.  
Mobile coverage - EE, O2, Vodafone most likely.

Restrictive covenants to be confirmed.







**Guide price**  
**£550,000**

- *Sitting Room*
- *Dining Room opening into*
- *Kitchen/Breakfast Room*
- *Three Bedrooms*
- *Bathroom*
- *Landscaped Garden*
- *Private Parking Space*
- *No Onward Chain*

**WITHIN EASY REACH...**

*Minchinhampton 2.3 miles*  
*Nailsworth 2.4 miles*  
*Stroud Train Station 2.8 miles*  
*Cirencester 13 miles*

## *Outside*

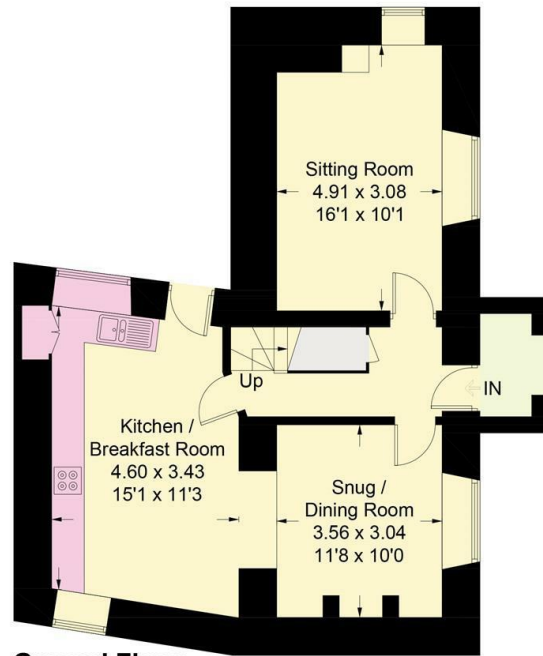
The landscaped grounds are delightful with the majority of the gardens sitting at the front from where you can fully immerse yourself in the amazing open landscape. A paved sun terrace provides the perfect platform to entertain and watch the sunsets. A Cotswold stone wall wraps itself around the corner plot with a path leading from the car parking space through the garden to the front door. The cottage style garden is showcased with a lawn, flower borders and sculptured hedging. At the end gable there is a working area with shed, bin store and access out across a neighbours path to the rear door. A National Trust license has been granted to park a vehicle.

## *Situation*

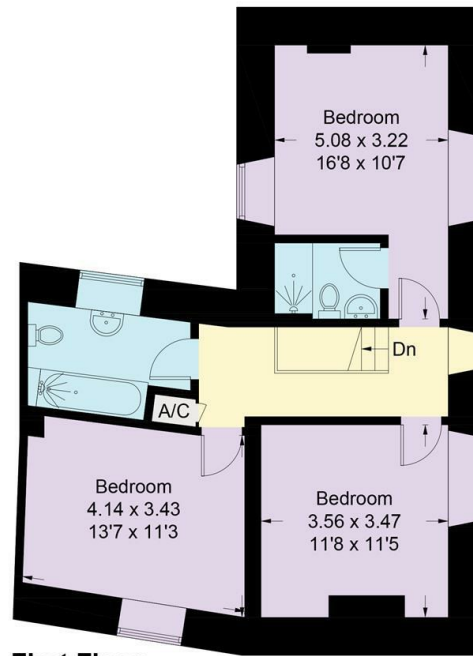
The popular parish of Amberley sits high in the Cotswold Hills in an AONB just below Minchinhampton Common and includes the small hamlets of Theescombe, Littleworth and St Chloë. Known for far reaching valley views, and outstanding sunsets, this village offers two public houses, a primary school, and an active church with a community-based shop and café. The 600 acres of National Trust commons provide homes to a golf course, a further pub, café, a nearby hotel, an independent school called Beaudesert Park School in addition to the famous Winstones Ice Cream factory. The nearest market town is Nailsworth, just over a mile away where you will find a small supermarket, the renowned William's a seafood restaurant and Hobb's bakery. Minchinhampton is another nearby market town. Stroud has an excellent choice of educational establishments including two grammar schools and a college. The award-winning Farmer's Market is a highlight. Stroud has a mainline train station to London (Paddington).



Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074866)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL5 5AP

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District. Council Tax Band E and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

