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ESTATE AGENCY

THE DEYNE, AMBERLEY







# THE DEYNE, LITTLEWORTH, AMBERLEY, STROUD, GLOUCESTERSHIRE, GL5 5AL

A MAGNIFICENT, DETACHED COTSWOLD RESIDENCE, ELEVATED ON THE EDGE OF MINCHINHAMPTON COMMON IN THE HEART OF THIS PICTURESQUE VILLAGE.

## *The property*

Affording breathtaking and far-reaching views, The Deyne enjoys a truly inspiring position. Surrounded by nature and acres of National Trust common land, this imposing family home similarly enjoys ease of access to a range of local facilities. Built in traditional stone under a Cotswold stone roof, striking features are in abundance throughout and are apparent from your first approach, as the double storey, bay stone mullion windows come into view. The front entrance opens into inner large entrance vestibule with double doors leading onto an impressive reception hall, floorboards flow throughout, and your eye is immediately drawn to the rear terrace and magnificent view beyond. A beautiful period staircase sweeps up to the first floor and doors open to the generous living space. A formal drawing room lies to the rear of the property, where double aspect stone mullion windows, including a large bay window flood the room with light, in addition to offering a pretty view of the garden and views beyond. A fireplace with woodburning stove inset forms a warming focal point, whilst period cornicing, mouldings and panelling further add to the rooms great appeal. A kitchen/ breakfast room lies to the front of the property, as

with the drawing room light floods through a large stone mullion bay window. The kitchen enjoys a traditional feel, hand-built pine cabinets and an island provide plentiful storage in addition to the walk-in pantry. There is space for a range style cooker and large American style fridge/freezer. From the kitchen a door opens a side porch and cloakroom, with a further door leading to the adjoining formal dining room. Currently used as both a living and dining space, the room is similarly bright owing to a large stone mullion bay window. A further reception room with period stone fireplace extends to the front elevation and offers great versatility. Whilst some may prefer to use this room as a less formal sitting room, the room lends itself to use as accommodation for a guest or relative owing to its adjoining kitchenette, shower room and separate external access. Exposed floorboards flow throughout the ground floor.

From the reception hall a staircase leads down to the lower ground floor and an extensive series of connecting rooms and cellars. Historically used by the owners' servants, the rooms exhibit

## ACCOMMODATION

*Entrance Porch • Reception Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room with Pantry • Sitting Room/Guest Bedroom with Adjoining Kitchenette and Shower Room • Side Porch • 4 Bedrooms • 2 Bathrooms • Study/Bedroom 5 • 3 Attic Rooms  
Games Room • Cellar Store • Old Coal Store • Cold Store • Utility/Games Room*

the wonderful features of a bygone era, with flagstone floors, stone cold shelving, meat hooks and wooden panelling. Uses by the current owner include a games room and utility/laundry area, however, the sizeable space with external access offers a multitude of possibilities for the next owner.

The first-floor accommodation is equally impressive, a large landing affords an elevated view to both the front and rear aspect, doors radiate to generously proportioned bedrooms. As with the ground floor, beautiful stone mullion bay windows ensure a light and airy feel. Four large bedrooms extend across the first floor, two positioned to the front elevation with a view to the common and two to the rear elevation with

a more extensive view across the garden and valley beyond. These are served by two family bathrooms, both with baths and separate shower enclosures. A study/bedroom 5 is also located on this floor and exposed timber floors flow throughout. A further staircase provides access to the second floor and three attic rooms, which provide yet additional opportunity for home office facilities or excellent storage as demonstrated by the current owners.

In summary, The Deyne is an exceptional period residence, unscathed by unsympathetic modernisation, retaining the elegance and grandeur of its past. It provides generous accommodation with high ceilings, measuring 5434 sq ft, that whilst already beautiful, offers great opportunity for the next custodian.





# 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 Chloe. Known for far reaching valley views, and outstanding sunsets, this village offers a variety of facilities including two public houses, with The Deyne being located next to the popular Black Horse pub. A primary school, and an active church with a community-based shop and café are nearby. 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). Nearby Cirencester town is located 14 miles to the east and provide further educational, recreational, and shopping facilities.



## WITHIN EASY REACH...

Minchinhampton – 2 miles    Cirencester – 14 miles  
Stroud – 2.8 miles    Cheltenham – 17 miles  
Nailsworth – 2.8 miles    Bath – 28 miles  
Tetbury – 8.6 miles    Bristol – 31 miles

All distances are approximate









# Outside

Set within gardens and grounds of 0.57 acres. Two five-bar gates open to a gravelled in and out driveway that sweeps around the front of the property and provides plentiful parking for multiple vehicles. Set behind an attractive Cotswold stone wall, the mature front garden is planted with a variety of impressive lime trees and shrubs which provide an appealing outlook from the kitchen and front sitting room. A lawned garden extends to the south-west elevation and incorporates a productive vegetable patch. The rear terrace is particularly spectacular, similarly laid to lawn and boasting a breathtaking and far-reaching panoramic view. A gravelled seating terrace immediately adjoins the house and offers the perfect spot to take in the open vista. Steps down provide access to a the orchard where a selection of fruit trees provide a haven for wildlife and provides a rural outlook across an adjoining field. Further grounds lie to the north-east of the plot where a large courtyard with a greenhouse and double garage (which can only to be used for storage) are positioned, the extensive cellars are also accessible from this courtyard.



**Agent's notes:** The property will be registered across two titles, with our vendors currently affecting first registration of a small section of the lower garden. This area will benefit from possessory title. There are covenants on the orchard.

**Heating:** The property is warmed with gas central heating and a wood burner.

**Ofcom:** Standard Broadband available. Mobile coverage outside is likely with EE, Three, O2 and Vodafone, but limited inside. Our vendors confirm that they have mobile coverage within the house through Vodafone and Tesco. Gigaclear is available in the lane.

## OUTSIDE

**Gardens and Grounds of 0.57  
Acres • Gated In and Out  
Gravelled Driveway  
Mature Gardens • Orchard  
Courtyard with Double Garage  
(No Vehicular Access)  
Panoramic Views**

## Useful Information

**Tenure:** Freehold.

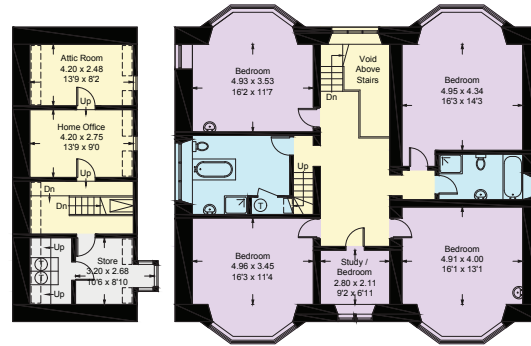
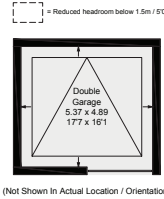
**Postcode:** GL5 5AL.

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

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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

Approximate Gross Internal Area = 504.8 sq m / 5434 sq ft  
 (Including Cellar / Excluding Void Above Stairs)  
 Double Garage = 26.2 sq m / 282 sq ft  
 Total = 531.0 sq m / 5716 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

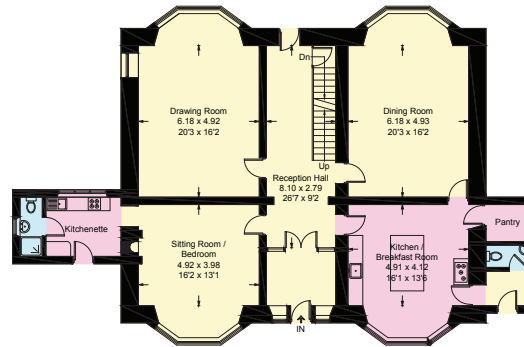
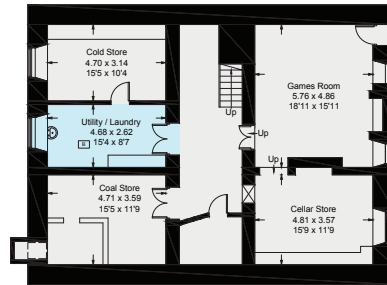


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076584)

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PrimeLocation.com Zoopla rightmove

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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.