

WOODRISING AMBERLEY



WHITAKER
SEAGER



WOODRISING, THEESCOMBE HILL, AMBERLEY, STROUD, GL5 5AT

LYING ON THE 'SUNNY SIDE' OF THE VALLEY, ON A CORNER PLOT, LIES THIS DETACHED 1980'S FAMILY HOME ENJOYING VALLEY VIEWS, PARKING AND DETACHED DOUBLE GARAGE.

The property

An individual detached 1980's family home located in a semi-rural hamlet lying between the popular Amberley village and the market town of Nailsworth. Set on a corner plot, in an elevated position with a south facing aspect, this property was designed with an 'upside down' accommodation layout in order to promote the views from the everyday living areas.

Access into the house is via a small integral porch which opens up onto the main landing. All the main living areas enjoy a front aspect commanding the best view and are flooded with natural light. Our sellers have re-newed the kitchen and added built-in appliances, laid an attractive ash floor in the sitting room and dining room in addition to replacing the

windows and installing a contemporary woodburner in the living room. The living room also boasts a wonderful square bay to the front plus a door opening out to the rear garden. An open arch gives access to the dining room, with a door linking the kitchen. Also on this level is a bedroom, bathroom and a utility with loft access. Downstairs the principal bedroom with ensuite is found along side a further double bedroom. The fourth bedroom/home office has two doors, one from the hall and the other into the second double bedroom. The property is warmed by gas central heating and a wood burning stove. Ofcom: Broadband - Ultrafast is available. Mobile coverage: Indoor and outdoor are likely to have coverage from EE, Three, O2 and Vodafone.





Guide price
£730,000

- *Open Plan Sitting Room / Dining Room*
 - *Fitted Kitchen*
 - *Utility*
 - *Principal Bedroom with Ensuite*
 - *Three Further Bedrooms*
 - *Bathroom*
 - *Gardens*
 - *Parking*
 - *Double Garage*
-

WITHIN EASY REACH...

Amberley 0.5 miles
Nailsworth 1.3 miles
Minchinhampton 1.9 miles
Stroud Train Station 3.5 miles
Cirencester 12.1 miles

Outside

The elevated corner plot provides view points to enjoy far reaching views. The grounds wrap around the whole house with double wooden gates opening onto the parking area where the detached double garage is sited. An external staircase, with meter cupboard beneath, leads to the main side entrance on the first floor. On this level a patio with a greenhouse and a shed can be located along with a level lawn directly at the rear of the house. Steps lead up to a further lawned area which sweeps around to the side of the house. The rear boundary is mainly hedging contrasting with the Cotswold stone wall curving around the front boundary. A small area of lawn is found at the front with a variety of shrubs and the septic tank.

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 = 135.9 sq m / 1463 sq ft
 Garage = 27.6 sq m / 297 sq ft
 Meter Room = 2.6 sq m / 28 sq ft
 Total = 166.1 sq m / 1788 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074865)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL5 5AT

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 F 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.

