

WEST COTTAGE

AMBERLEY
GLOUCESTERSHIRE



West Cottage, Littleworth, Amberley, Gloucestershire, GL5 5AL

A CHARMING 3 BED SEMI-DETACHED COTTAGE IN A PEACEFUL HILLSIDE SETTING, FULL OF CHARACTER, WELL PROPORTIONED ACCOMMODATION AND WONDERFUL VIEWS

Entrance Hall, Cloakroom, Kitchen, Utility, Sitting Room, Dining Room, 3 Double Bedrooms, 2 Bathrooms, Garage, off street Parking, south-westerly Garden

PRICE GUIDE £550,000

DESCRIPTION

West Cottage is a charming semi-detached hillside cottage in the heart of the sought after village of Amberley. With off-street parking, a garage, and very well proportioned accommodation this property is a real gem.

In need of cosmetic updating the property not only offers the buyer the opportunity to put their own personal touch and finishes to their new home, but also decide what layout and configuration of accommodation would work best for them.

The entrance hallway leads to the rear of the property and the kitchen, utility room and guest WC. To the front of the property there is a dining and sitting room with lovely bright aspects to the garden. On the first floor, what was previously a bedroom has been opened up to take advantage of the wonderful views and has been used as an office and reading room. This then leads through to a large shower room and the principal bedroom. Up to the second floor is another large double bedroom with en-suite bathroom.

The south-westerly facing garden is a real paradise with far reaching views towards Woodchester and a romantic gazebo sitting area perfect to take in the evening sunset. The garden has won a number of local awards over the years.

DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill Road and at the staggered junction on the Common continue over towards Amberley with the reservoir on your right. Drop down the hill and take the first right after the Amberley Inn back up the hill into the village. Pass the chapel on your right and West Cottage will be found on the right hand side.

LOCATION

Amberley is a quintessential Cotswold village in an enviable location on the fringe of Minchinhampton Common. With a sought after village school and two popular pubs, both

within easy walking distance of West Cottage, the village has a tremendous sense of community spirit. The surrounding Minchinhampton Common offers over 650 acres of National Trust land, ideal for dog walking and host to one of three challenging golf courses in the vicinity. In an elevated position, the village affords tremendous views across the Stroud valleys.

One of the key draws to the area is the excellent choice of schools. Amberley itself has a sought after primary school and there are several excellent grammar schools in Stroud, Gloucester and Cheltenham.

London is within 2 hours by car or circa 90 minutes by train from nearby Stroud, which also has a large Waitrose along with a host of other supermarkets. Closer still, are Minchinhampton and Nailsworth, both small market towns with a good range of independent retailers.

TENURE	Freehold
EPC	EER: Current 50 / Potential 81
SERVICES	All mains services are believed to be connected to the property, gas central heating
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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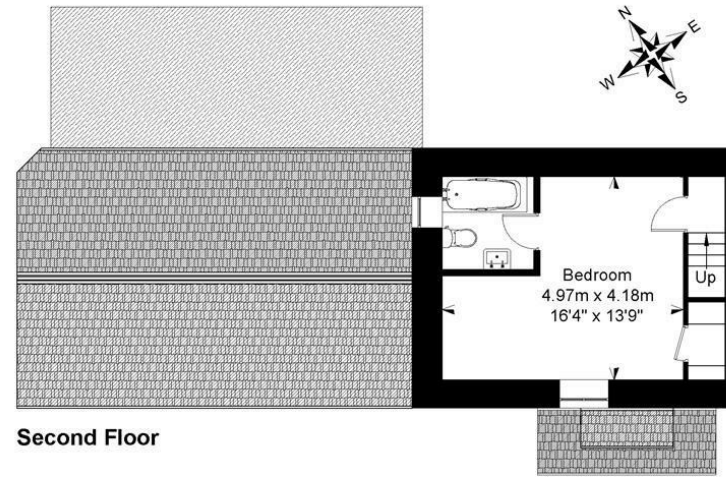


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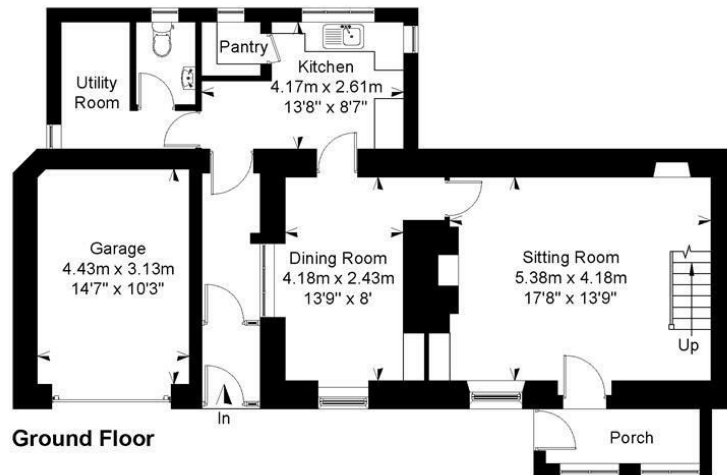
House Approximate IPMS2 Floor Area 159 sq metres / 1711 sq feet
 Garage 14 sq metres / 151 sq feet
 Total 173 sq metres / 1862 sq feet

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 07890 327 241
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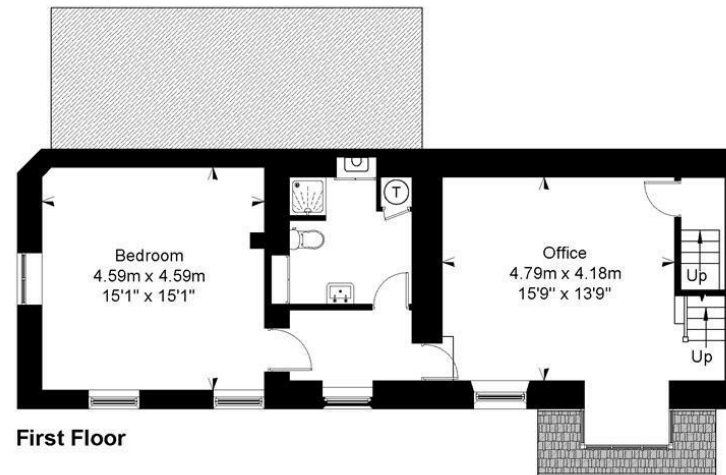
This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard



Second Floor



Ground Floor



First Floor



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