

# LITTLE END

AMBERLEY





# Little End, St Chloe Green, Amberley, Gloucestershire, GL5 5AP

## A CHARMING 3 BED CHARACTER COTTAGE TUCKED AWAY ALONG A QUIET COUNTRY LANE, OFFERING FABULOUS FAR-REACHING VIEWS, A HOST OF CHARACTER FEATURES, PRETTY GARDEN AND PARKING

**Kitchen, Sitting/Dining Room, 3 Double Bedrooms, one with En-suite Shower Room, Second Floor TV/Music Room, Conservatory, Pretty Garden, Parking for 2 Cars**

### GUIDE PRICE £725,000

#### DESCRIPTION

Little End offers quintessential Cotswold cottage charm. An abundance of character features, together with a wonderful tranquil setting, combine to create an exceptional country cottage. The main entrance leads directly off a quiet country lane, opening into the sitting room. With an instantly welcoming vibe, the sitting room is a lovely room in which to kick off your boots after a long walk in the surrounding countryside and relax in front of the wood burning stove. Working equally well as an entertaining space, there is room for a good-sized dining table. Wooden floor boards, charming window seats and aged beams, create a strong sense of the history held within the cottage's thick-set walls. The kitchen is laid out to provide ample worktop and storage space. Filled with character, a terracotta tiled floor creates a sense of warmth and a cupboard creates a useful space to hide away the washing machine and laundry. A conservatory leads off the sitting room, offering a quiet corner to while-away an afternoon with a good book and also useful for summer dining.

The first floor, accessed via two staircases, comprises two double bedrooms, the principal with en-suite shower room. A family bathroom is also located at this level with a further double bedroom and a spacious second reception/TV room, on the second floor. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage and all 3 bedrooms offer wonderful, far reaching views.

The landscaped garden is set to the rear of the cottage and comprises several seating areas, ideal for alfresco entertaining. A pretty little path leads to the upper level, where a garden store is located. The upper level affords magnificent views across the common and is the perfect secluded spot to entertain friends in the summer months. Parking is available for two cars to the side of the cottage.

#### LOCATION

St Chloe is part of the parish of Amberley, set on a west facing slope, immediately beneath the open expanse of Minchinhampton Common, due south of Stroud. Little End is ideally located for many beautiful walks and the village has two pubs and a popular primary school. The thriving market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen and an award winning baker, is less than a ten minute drive. Nearby Stroud has a major Waitrose supermarket, as well as several other supermarkets, a multiplex cinema, provincial theatre and mainline station. For sporting enthusiasts there are three challenging golf courses on nearby Minchinhampton Common, as well as numerous cycling, riding and walking routes.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. There is also a popular village primary school in Amberley.

The area is well placed for travel links with regular services into London Paddington, (circa 90 minutes) from Stroud Station and both the M5 and M4 motorways easily accessible.

#### ADDITIONAL INFORMATION

Tenure: Freehold  
EPC: D Current 60 / Potential 83  
Stroud District Council Tax Band E - £2,715.20 (24/25)  
All mains services are connected to the property. Gas central heating  
Broadband : Standard 18 Mbps, Superfast 80 Mbps  
Mobile Network Coverage: EE, O2, Vodafone, Three

#### DIRECTIONS

From our Minchinhampton Office proceed to the Market Place, leading into Butt Street. Turn left on the Cirencester Road heading towards Stroud. Continue across the Common and as the road descends on the far side, take the first left, immediately after The Bear Hotel and then immediately left again back along the valley. Follow the lane along the side of the valley and after circa one mile, take a right hand turn just after the allotments into a narrow lane where Little End will be found, first house on the left. As the lane is narrow, you may wish to park just after the allotments on your first visit and walk the short distance along the lane.

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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## Little End, Lower Littleworth, Gloucestershire

Approximate IPMS2 Floor Area House 160 sq metres / 1722 sq feet

(Includes Limited Use Area 15 sq metres / 161 sq feet)

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07890 327 241

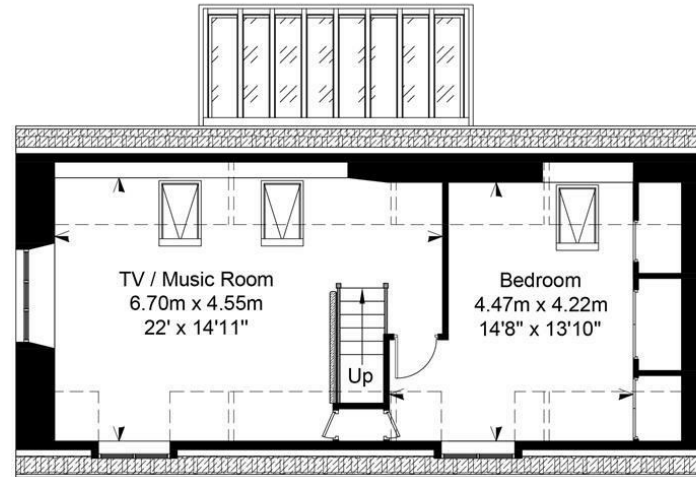
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

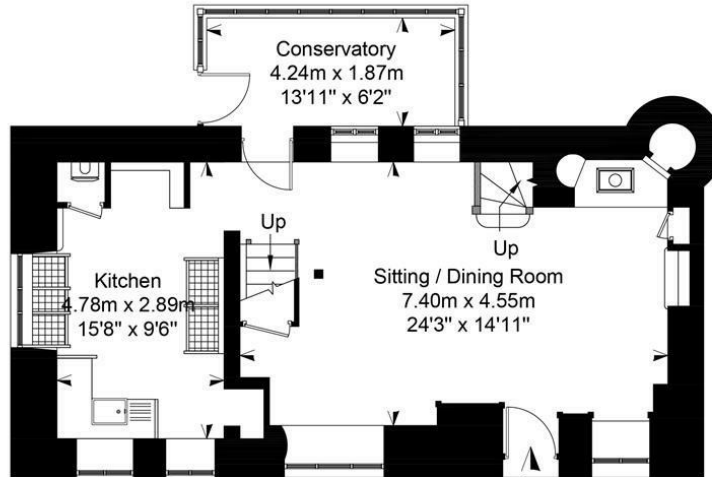
Not to scale unless specified.

IPMS = International Property Measurement Standard

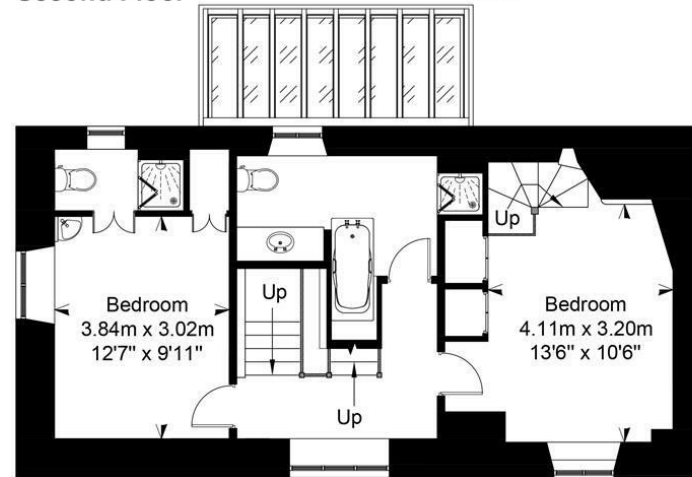


Second Floor

--- = Limited Use Area



Ground Floor



First Floor



4 London Road, Stroud, GL5 2AG  
Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT  
Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)