

# HILL HOUSE

CULVER HILL, AMBERLEY



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# Hill House, Culver Hill, Amberley, Stroud, Gloucestershire, GL5 5BB

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## A WONDERFULLY BRIGHT AND PRIVATE 3 BEDROOM DETACHED PROPERTY WITH BEAUTIFUL TERRACED GARDENS AND WESTERLY VALLEY VIEWS. IN NEED OF MODERNISATION AND OFFERING PLENTY OF POTENTIAL

**Porch, Hallway, Sitting Room, Dining Room, Kitchen with Utility, 3 Double Bedrooms, Family Bathroom, Two WCs, Garage, Driveway, Front and Rear Gardens**

### GUIDE PRICE £750,000

#### DESCRIPTION

Hill House is a delightful detached house which sits comfortably and proudly in the middle of its plot. Approached through a five bar gate set back from Culver Hill, there is a large front garden and driveway offering privacy and an abundance of off-street parking.

Although in need of some renovation, the property is well-proportioned, offering a very solid foundation to create a wonderful home.

The front porch leads into a bright central hallway off which are all of the ground floor rooms. The dual aspect sitting room is full of natural light with views overlooking both the front and rear gardens. There is a good sized dining room to the front of the property with the kitchen and utility room to the rear with back door to the patio and garden. A useful guest WC is also located on the ground floor.

On the first floor are three double bedrooms all taking advantage of the wonderful westerly views at the front across the valley towards Woodchester or to the rear and the terraced garden. There is also a family bathroom and separate WC with sink.

The terraced rear garden adds a touch of tranquillity with a large patio, several lawned areas and a host of mature shrubs and flowers, providing a lovely outdoor area to relax, enjoying the views and sunset.

The property (subject to the necessary planning permissions) would lend itself well to extension with space above the existing attached garage and/or at the rear. This potential presents an exciting opportunity for an incoming purchaser to tailor the space to their specific needs.

#### DIRECTIONS

The property is most easily found by leaving our Minchinhampton office into West End and continuing into Windmill Road until you reach Tom Longs Post. Turn left and then immediately right and continue across the common and descend into Amberley. Continue past The Amberley Inn down Culver Hill and Hill House can be found approximately 500 meters down on your right hand side.

#### LOCATION

Hill House is located on Culver Hill and set on a west facing slope, immediately beneath the open expanse of Minchinhampton Common. Ideally located for many beautiful walks, the village also benefits two pubs (The Amberley Inn and The Black Horse) as well as a new and thriving village shop and café. The popular market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen

(Williams) and an award winning baker (Hobbs House Bakery), is less than a five 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 primary schools and excellent grammar schools in Stroud, Gloucester and Cheltenham. There are also popular private schools including Cheltenham Ladies and Cheltenham College as well as Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton.

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.

Motorway M5 J13 Stroud – 4 miles, Motorway M4 J15 Swindon – 33 miles, Stroud Railway Station – 3 miles, Bristol Temple Meads Station – 33 miles, Cheltenham (central) – 16.5 miles. Distances are approximate.

**TENURE** Freehold  
**EPC** EER: Current 40 / Potential 69

**SERVICES** All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band F - £3208.87. Ofcom checker: Broadband 16 Mbps standard 33 Mbps superfast, Mobile networks EE, O2, Vodafone, Three

**VIEWING** By prior appointment with **MURRAYS 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

*IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate*

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## Hill House, Culver Hill, Amberley, Gloucestershire

Approximate IPMS2 Floor Area  
House  
Garage

133 sq metres / 1431 sq feet  
22 sq metres / 237 sq feet

Total

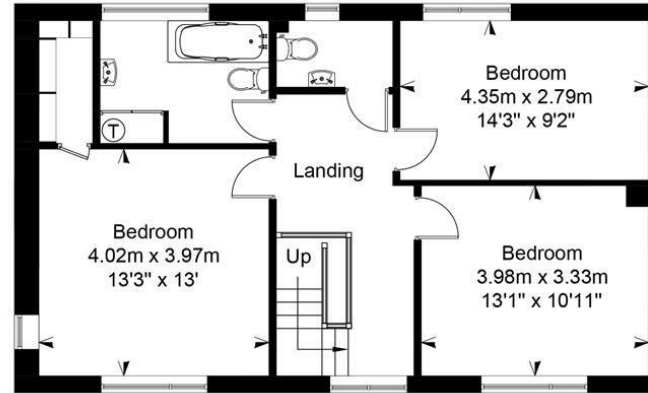
155 sq metres / 1668 sq feet

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07890 327 241  
Job No SP3492

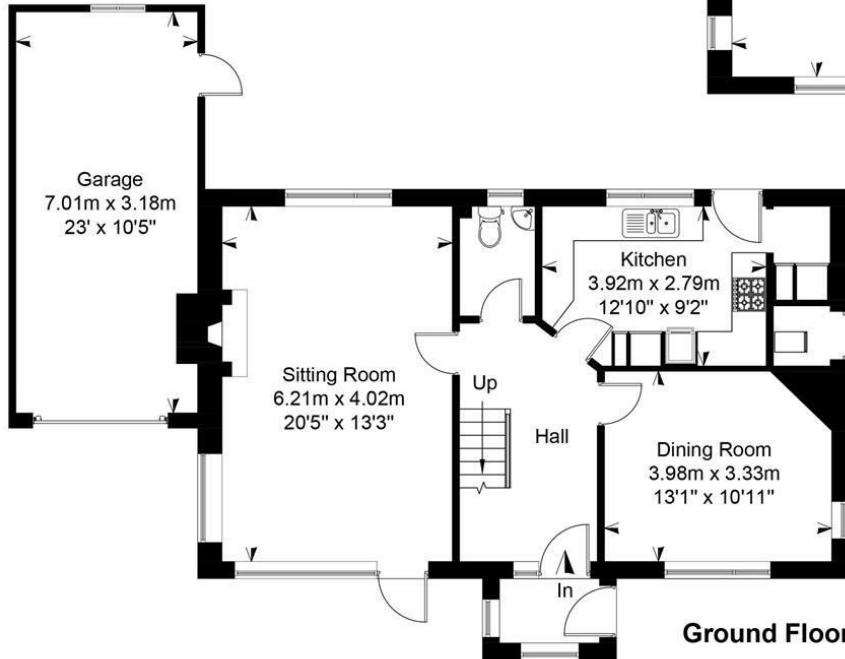
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



First Floor



Ground Floor



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