

# GREY GABLES

LITTLEWORTH, AMBERLEY





# Grey Gables, Marling Close, Littleworth, Stroud, Gloucestershire, GL5 5AQ

## A CHARMING DETACHED PROPERTY IN NEED OF RENOVATION AND MODERNISATION WITH HUGE POTENTIAL LOCATED IN THE PICTURESQUE AND POPULAR VILLAGE OF AMBERLEY

Hallway, Sitting Room, Dining Room, Kitchen, Pantry, 3 Double Bedrooms, Family Shower Room, Guest WC, Detached Garage and Store, Front and Rear Gardens

**GUIDE PRICE £625,000**

### LOCATION

Littleworth is a charming hamlet in the parish of Amberley. A quintessentially Cotswold village located on the fringe of Minchinhampton Common, Amberley is surrounded by hundreds of acres of National Trust Land and glorious rolling hills. With a sought after village school and two popular pubs, both within very easy walking distance of Grey Gables, the village has a tremendous sense of community spirit. The surrounding Minchinhampton Common is 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, as well as a good selection of schools in the private sector, including nearby Beaudesert Park.

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.

### DIRECTIONS

Leave our Minchinhampton office via West End, into Windmill Road and out towards Minchinhampton Common. On reaching Tom Longs Post (crossroads in the centre of the common) turn left and then immediately right signposted to Amberley. Continue into the village, and just before The Amberley Inn turn right into Pines Road. After approximately 300 meters turn left at the War Memorial and then immediately left and Grey Gables can be found on your left hand side.

### DESCRIPTION

Grey Gables offers the potential to create an individual family home in the picturesque and popular village of Amberley. A property in need of renovation and modernisation in such a sought after area, is rarely available.

With nearly 1500sq.ft the accommodation is spread over two floors in addition to a detached garage.

Currently on the ground floor is a spacious hallway off which are both the dual aspect sitting room and large dining room with bay window overlooking the rear garden. There is a separate kitchen with pantry and utility area as well as side access and a guest WC.

On the first floor are three double bedrooms and a family shower room.

Subject to the relevant planning permissions the configuration could easily be remodelled and there is scope for extensions given the size and dimensions of the plot.

Externally there are enclosed front and rear gardens with some wonderful far reaching views and direct access to Minchinhampton Common.

TENURE Freehold  
EPC EER: Current 51 / Potential 74

SERVICES All mains services are believed to be connected to the property, gas central heating. Stroud District Council Tax Band F £3,208.87 2024/25. Broadband Standard 23 Mbps, Ultrafast 1000 Mbps. Mobile Coverage - O2, Vodafone, EE, Three all likely.

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

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## Grey Gables, Marling Close, Amberley, Gloucestershire

Approximate IPMS2 Floor Area

|        |                              |
|--------|------------------------------|
| House  | 119 sq metres / 1281 sq feet |
| Garage | 15 sq metres / 161 sq feet   |
| Store  | 4 sq metres / 43 sq feet     |

|       |                              |
|-------|------------------------------|
| Total | 138 sq metres / 1485 sq feet |
|-------|------------------------------|

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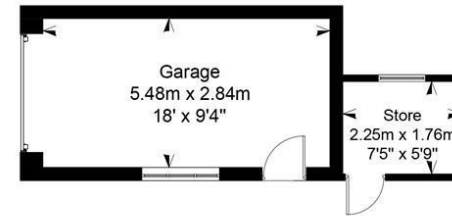
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This plan is for identification and guidance purposes only.

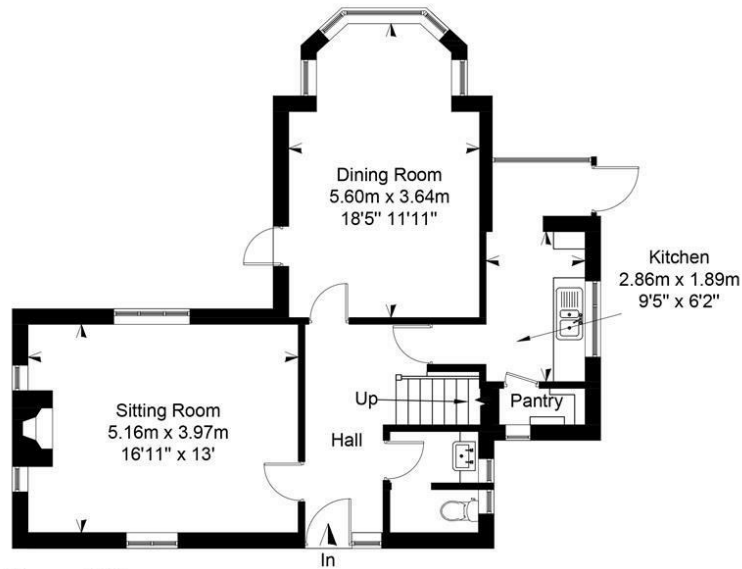
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

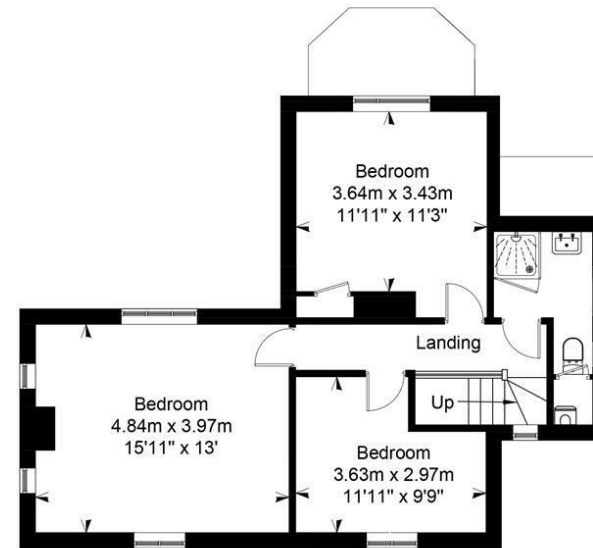
IPMS = International Property Measurement Standard



Outbuildings  
Not Shown In Actual Location Or Orientation



**Ground Floor**



**First Floor**



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