

BADGERS BANK

ST LOES PITCH, AMBERLEY



BADGERS
BANK



Badgers Bank, St Loes Pitch, Amberley, Stroud, GL5 5BB

A DELIGHTFUL DETACHED AND IMMACULATELY PRESENTED 4 BEDROOM MODERN HOME WITH STUNNING SOUTH-WESTERLY VIEWS

Reception Hall, Kitchen/Dining/Family Room, Utility Room, Principle Bedroom with En-Suite Bathroom, Guest Suite with En-Suite Shower Room, 2 Further Double Bedrooms, Family Shower Room, Guest WC, Front and Rear Garden, Off-Street Parking for Several Cars

GUIDE PRICE £775,000

DESCRIPTION

Badgers Bank has been recently renovated and extended to exacting standards and offers bright and spacious living perfect for those seeking comfort and style. With four bedrooms, this property provides ample space for a growing family or those who enjoy having guests over and entertaining. The modernised interior adds a touch of elegance, while the south-westerly views offer a picturesque backdrop to everyday life.

The heart of the home is the large sitting/dining/kitchen room which has direct access to the first of two terraced areas taking full advantage of the wonderful views across the valley towards Woodchester and the Woodchester Valley Vineyard. There is also a spacious and practical utility room full of storage as well as a guest WC.

A large ground floor guest bedroom with both en-suite shower room and walk in wardrobe offers flexibility and privacy and this space could easily be altered to create another sitting room, playroom or home office.

On the first floor the principle bedroom is filled with natural light thanks to a wonderful Juliette balcony. This room also benefits from a large walk-in wardrobe and en-suite bathroom. Two further double bedrooms and a family shower room finish off the accommodation.

Externally, the terraced garden spaces are split into two main areas. Lawn at the rear with raised beds and kitchen garden, and several terraces and sitting areas along with a charming summer house which are wonderful for BBQ's and drinks in the evening looking at the sunset.

DIRECTIONS

The property is most easily found by leaving Stroud on the A46 in the Nailsworth direction. Shortly after passing T.R. King on your right and then immediately after Denis Brown & Son on your left side, turn left up Culver Hill, signposted to Amberley and Minchinhampton. Take the first left immediately at the cattle grid into St Chloe Lane. After a short distance take the first right into St Loes Pitch bearing round to the left at the top of the cul-de-sac where the driveway to Badgers Bank will be facing in front of you.

LOCATION

St Chloe is part of the parish of Amberley, set on a west facing slope, immediately beneath the open expanse of Minchinhampton Common. Badgers Bank is ideally located for many beautiful walks and the village has two pubs (The Amberley Inn and The Black Horse) as well as a new and thriving village shop and café. 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 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 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.

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 69 / Potential 85
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band E - £1836. Ofcom checker: Broadband 17 Mbps standard 80 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.

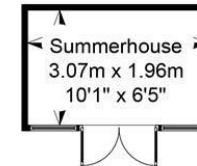
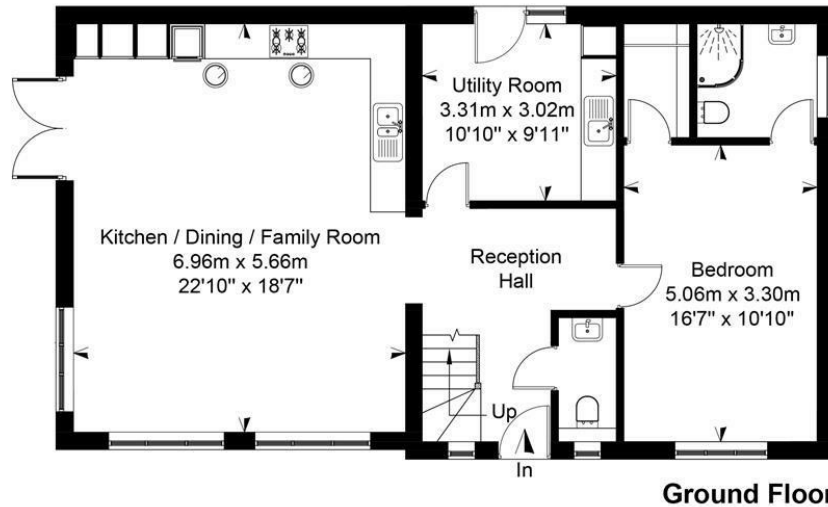
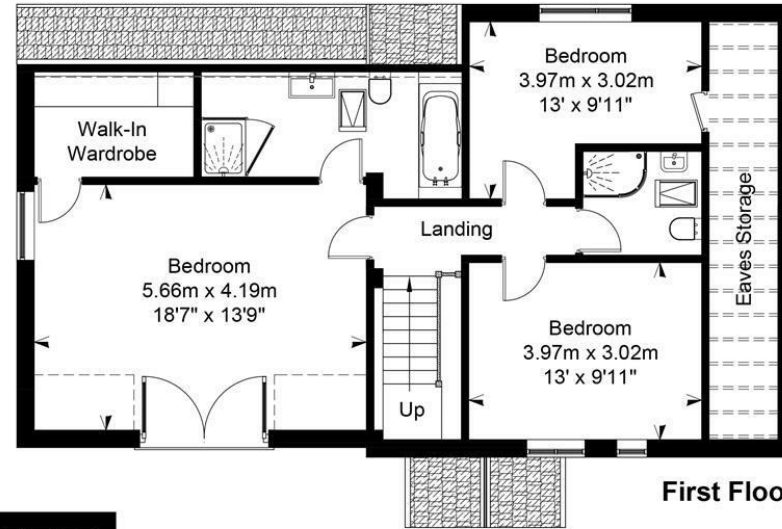
SUBJECT TO CONTRACT

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Badgers Bank, Amberley, Gloucestershire

Approximate IPMS2 Floor Area	
House	172 sq metres / 1851 sq feet
Summerhouse	6 sq metres / 65 sq feet
Total	
(Includes Limited Use Area)	178 sq metres / 1916 sq feet
	12 sq metres / 129 sq feet



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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



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