



AMBER HILL . . .

MURRAYS
SALES & LETTINGS

AMBER HILL
AMBERLEY
GL5 5AN

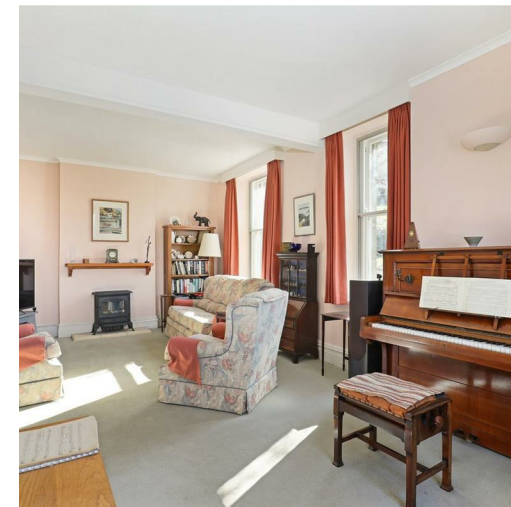
A substantial family home in a magnificent elevated location with exceptional far reaching views, spacious rooms, high ceilings and plenty of natural light

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £1,100,000

FEATURES

- Substantial Family Home
- Magnificent Views
- 5 Bedrooms
- Spacious Reception Rooms
- High Ceilings
- Landscaped Garden
- Garage
- Parking



DESCRIPTION

Dating back to 1895, Amber Hill offers a light-filled and spacious family home in an exceptional location. The property has been updated and extended to create a substantial village house with charm and character throughout. As you approach the main entrance along the garden path, all eyes are drawn to the magnificent panorama.

The property opens to a large reception hall, setting the tone to the remainder of the house, with large rooms, high ceilings and plenty of natural light throughout. Five bedrooms are located on the first floor entrance level, the principal with en-suite. All of the rooms have been thoughtfully laid out to provide both comfort and ample discreet storage. The 4 rear facing bedrooms all benefit from wonderful views across the valley and the fifth bedroom has a pretty outlook over the front garden. A family bathroom is also located at this level. One of the bedrooms is currently used as a home office and another as a workshop/studio.

A light-filled stairwell leads to the ground floor where the kitchen and reception rooms are located. The kitchen is clearly the heart of the home and is a fabulous room for hosting friends and family with a wonderful outlook over the garden and the magnificent view. Cream coloured units provide plentiful discreet storage and a breakfast bar is ideal for informal dining. There is room for a

large dining table, ideal for family suppers. A utility leads off the kitchen, creating a great space to hide laundry out of sight.

The sitting room is a wonderful room for hosting. High ceilings create a lovely sense of space and large windows allow plentiful natural light, giving access to the pretty outlook over the garden and the valley beyond. There is a second reception room which can be used as a snug or dining room, together with a garden room with direct access to the outside.

The tiered garden is mainly set to the rear of the house, divided by dry stone walling and with a large garden shed for storage. Iron railings divide the bottom of the garden from the woodland beyond. There is a choice of level lawned seating areas for alfresco dining or simply relaxing with a coffee and soaking up the view. Gravel parking for 3 cars is set to the front of the house, along with two garages, the larger of which benefits from electric doors. The property is accessed via a gently sloping path, enveloped by lawn.



DIRECTIONS

From our Minchinhampton office proceed to the Market Place leading into Butt Street. Turn left onto the A419 in the direction of Stroud. Continue across the common taking the first left immediately after The Bear Hotel and then immediately left again along the side of the valley. After 0.5 miles, Amber Hill will be found on the right hand side; there is a gravel parking bay for 3 cars or you can park in front of Amber Hill's garages.

LOCATION

The location of Amber Hill is truly exceptional. Tucked away along a pretty country lane, the property sits in an elevated location with magnificent views across the valley to Woodchester and Stroud and as far reaching as May Hill.

A haven of rural tranquility, Lower Littleworth sits on the fringes of the sought after village of Amberley. The property is within minutes of Rodborough and Minchinhampton Commons, providing immediate access to hundreds of acres of National Trust common land, yet still within easy reach of local amenities.

The thriving market town of Nailsworth is within 5 minutes drive, offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous cafes and shops.

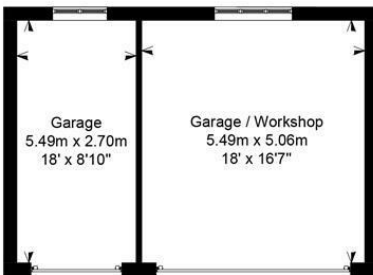
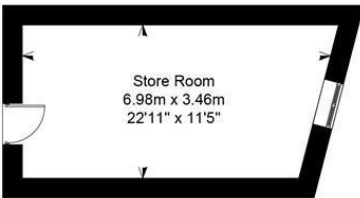
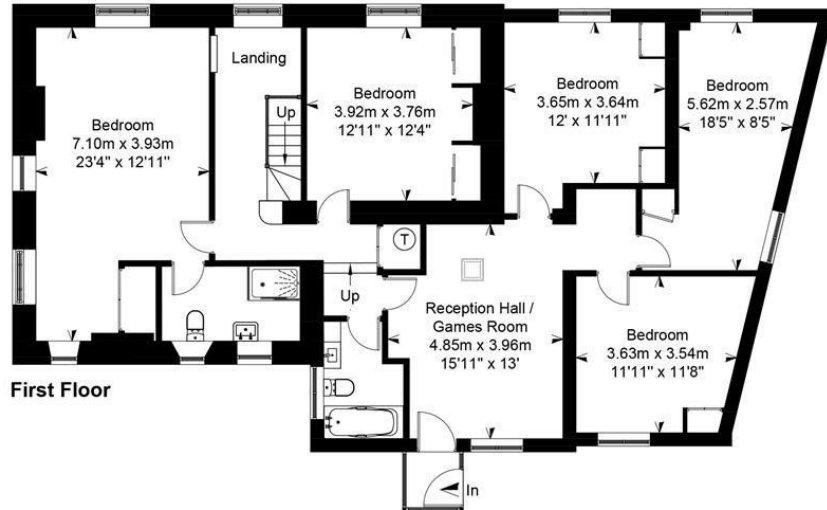
Stroud is within 10 minutes drive and similarly offers a host of amenities, including an award winning Saturday Farmers' Market and a major Waitrose store, together with several other leading supermarkets.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beaudesert Park is within five minutes drive, together with numerous leading schools in Cheltenham and nearby Westonbirt. There is also a selection of sought after grammar schools in Stroud, Gloucester and Cheltenham.

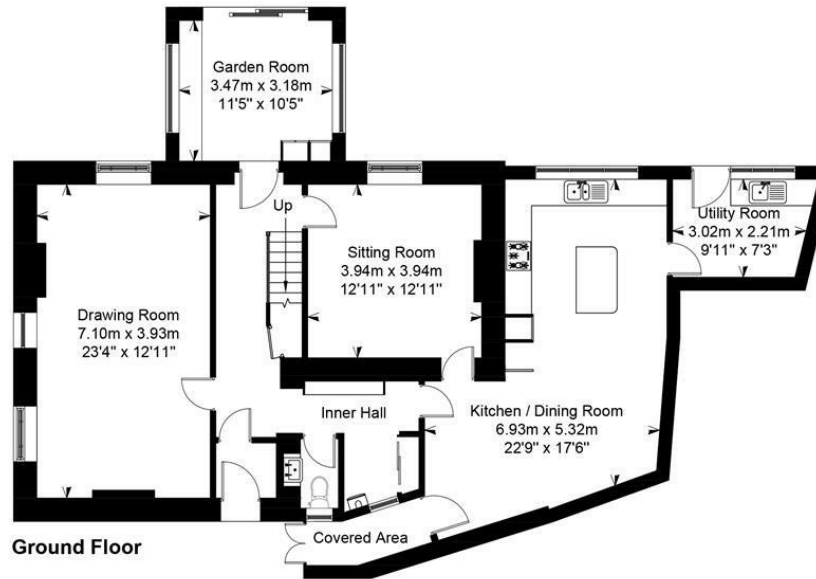
Communication links are excellent, with trains to London Paddington from Stroud mainline station (circa 90 mins) and Kemble mainline station also within 20 minutes drive. The M4 and M5 motorways are also easily accessible.



Amber Hill, Lower Littleworth Amberley, Gloucestershire



Outbuildings
Not Shown In Actual Location Or Orientation



House	Approximate IPMS2 Floor Area
Garage	263 sq metres / 2831 sq feet
Store Room	43 sq metres / 463 sq feet
	23 sq metres / 247 sq feet

Total 329 sq metres / 3541 sq feet

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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



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SALES & LETTINGS

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TENURE

Freehold

EPC

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SERVICES

Water, Gas and Electricity are connected to the property. Gas Central Heating. Lysom Drainage. Stroud District Council tax band G - £3702.55. Ofcom Checker: Broadband - superfast c78Mbps, ultrafast max of 1000 Mbps, Mobile Networks - EE, O2, Vodafone

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

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334