



GRANGE COTTAGE · AMBERLEY · STROUD



GRANGE COTTAGE  
THEESCOMBE, AMBERLEY  
STROUD  
GL5 5AZ

A charming Cotswold Cottage in a truly lovely elevated position in the sought after village of Amberley and commanding superb views across the valley.

**BEDROOMS: 4**

**BATHROOMS: 1**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £735,000**

**FEATURES**

- Stunning location
- Traditional Cotswold Cottage
- Far reaching views
- 3 receptions
- 4 bedrooms
- Kitchen/breakfast
- Bathroom
- Lovely gardens
- Ample parking



**DESCRIPTION**

Nestled in the picturesque village of Amberley, Stroud, this charming Cotswold cottage on Giddynap Lane offers a delightful blend of character and comfort. Spanning an impressive 1,216 square feet, this period property boasts four spacious bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining.

The cottage is set in a lovely elevated position, allowing for stunning views of the surrounding countryside, which can be enjoyed from various vantage points within the home. The versatile accommodation is filled with a wealth of character features, showcasing the unique charm that Cotswold properties are renowned for.

The well-stocked gardens are a true highlight, offering a good-sized outdoor space perfect for gardening enthusiasts or those seeking a tranquil retreat. Additionally, the property provides ample parking for up to three vehicles, ensuring convenience for residents and guests alike.

This delightful cottage is not just a home; it is a lifestyle choice, offering the perfect blend of rural charm and modern living. With its stunning views, characterful interiors, and generous outdoor space, this property is an ideal opportunity for those looking to embrace the beauty of the Cotswolds.







## DIRECTIONS

The property is most easily found by taking the A46 Stroud to Nailsworth road. After a couple of miles turning left up Culver Hill signposted to Amberley and Minchinhampton. Take the first turning right after the cattle grid into Theescombe Lane. After a few hundred yards turn sharp left up Giddynap Lane and Grange Cottage can be found at the top on the left hand side.

## LOCATION

Part of the parish of Amberley, the location of Theescombe is idyllic, set just below Minchinhampton Common with lovely views across the valley to Woodchester.

Amberley is within easy walking distance and has a friendly and welcoming community. The village has a church, popular primary school, two good pubs and a community shop.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beadesert Park is only a short distance and Wycliffe and Westonbirt are both nearby. There are also several sought after grammar schools in Stroud, Gloucester and Cheltenham.

Situated between the market towns of Nailsworth and Stroud, the location offers easy access to a wide range of independent retailers as well as several major supermarkets, including Waitrose.

The cottage is well positioned for walking and cycling, with Minchinhampton Common offering over 650 acres of National Trust land and also hosting a golf course.

Road and rail links are excellent with London circa 2 hours by road or 90 minutes by train from Stroud Station into Paddington. The M5 motorway is less than 15 minutes drive at Junction 13 (Stroud) for Bristol, the West Midlands and Bath and Cheltenham are also within easy reach.





## Grange Cottage, Theescombe, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area  
House 116 sq metres / 1248 sq feet

(Includes Limited Use Area 8 sq metres / 86 sq feet)

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07890 327 241

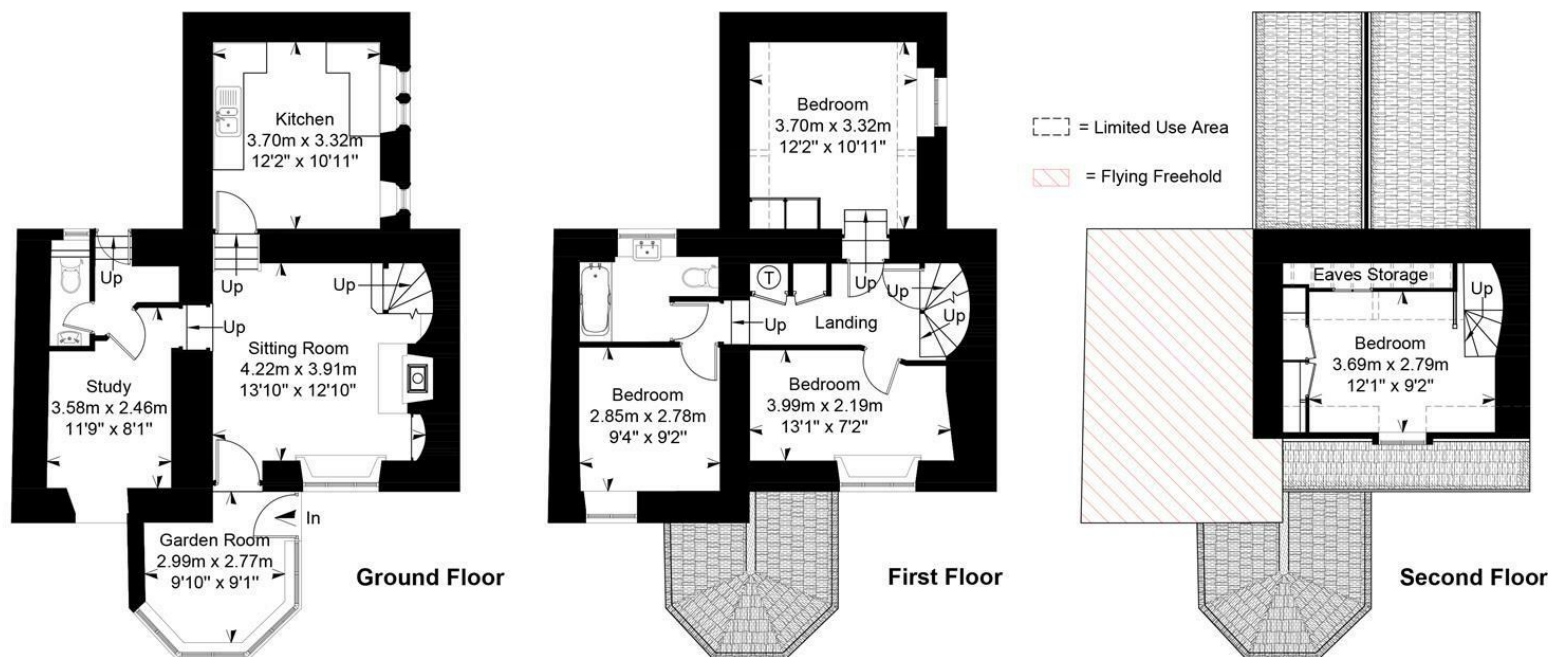
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



## SUBJECT TO CONTRACT

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band TBC. Ofcom Checker: Broadband, Standard 18 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - limited, Outside - all likely.

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