

OAK GABLES ·
AMBERLEY · STROUD

MURRAYS
SALES & LETTINGS

**OAK GABLES
AMBERLEY
STROUD
GL5 5AB**

Oak Gables is a stylish and superbly proportioned home in a fabulous central village location, beautifully laid out with an abundance of natural light and exceptional far-reaching views

**BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2**

GUIDE PRICE £950,000

FEATURES

- Stylish Contemporary Home
- Exceptional Views
- Open-plan Living
- Oak Framed Timbers throughout Upper Level
- Central Village Location
- 4 Bedrooms
- Two Decked Terraces
- Enclosed Garden
- Minutes From Popular Primary School
- Single Garage



DESCRIPTION

Built in 2010, Oak Gables offers an exceptionally stylish home in a fabulous central village location. Careful thought has been put into creating living spaces which flow seamlessly and maximise the sensational valley views. To this end, the open-plan living accommodation is located on the first floor, allowing breath-taking views from the expanse of windows running along the south westerly side of the house.

Contemporary oak stairs with glass panelling lead to the upper level where a spacious kitchen and sitting room are located. The kitchen is clearly the heart of the home and a superb space that works equally well for entertaining as it does for cosy family suppers. Oak framed gable windows overlook the garden and the panorama beyond and electric wifi operated blinds provide shelter from the sun and cosiness in the evenings. Fitted units provide ample storage and quartz worktops provide plentiful preparation space, together with a centre island. There is ample room for a dining table positioned in front of the gable window.

Bi-fold doors open to a fabulous terrace off the upper reception hall, providing a sensational spot for a morning coffee or evening drinks and ideal for entertaining. The sitting room leads open-plan off the hallway and is another light-filled and welcoming room. A stylish wood burning stove creates a warming focal point and once

again a large oak framed gable window frames the magnificent views. Underfloor heating adds comfort throughout the entire property.

A spacious cloakroom and useful built-in storage cupboard, completes the upper level.

Four good sized double bedrooms are located at ground level, together with a family bathroom. The three front facing bedrooms all benefit from superb views and the fourth bedroom to the rear is currently used as a snug with kitchenette and would work well as a granny annexe or teenage den. The principal bedroom has a superb walk-in dressing room and large en-suite shower room. A utility is ideal for hiding laundry.

The south-west facing garden runs along the full length of the property and comprises a level lawn area enveloped with dry stone walling and yew topiary hedging. A large decked terrace provides a statement space for alfresco dining and entertaining. A stylish cabin with power supply is ideal as a summerhouse or home office. A gravel path leads to the garden gate and out onto a quiet country lane. The property also benefits from a single garage just a short walk from the house located along a track on the other side of the lane.



DIRECTIONS

From our Minchinhampton office, follow West End leading into Windmill Road and out onto Minchinhampton Common. Turn left at the T junction and then immediately right. After circa 0.5 miles you will see The Amberley Inn on your right and the village school on your left; turn right immediately opposite the school and before the pub and Oak Gables will be found on the left hand side after circa 50 yards. On-street parking is available on the lane outside the property.

LOCATION

Located in the heart of the popular village of Amberley, the position of Oak Gables is one of its key attributes. The property benefits from sensational views across the valley, looking towards Woodchester Valley Vineyard, Nailsworth and Selsley Common.

Amberley is a quintessential Cotswold village with a plethora of stunning period properties and surrounded by hundreds of acres of National Trust land with Minchinhampton Common literally on the doorstep, ideal for country walks. The village has two popular pubs and a community shop.

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 ten 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 within a few minutes walk of Oak Gables.

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.



Oak Gables, Amberley, Stoud, Gloucestershire

Approximate IPMS2 Floor Area

House	151 sq metres / 1625 sq feet
Summerhouse	6 sq metres / 65 sq feet
Garage	11 sq metres / 118 sq feet

Total	168 sq metres / 1808 sq feet
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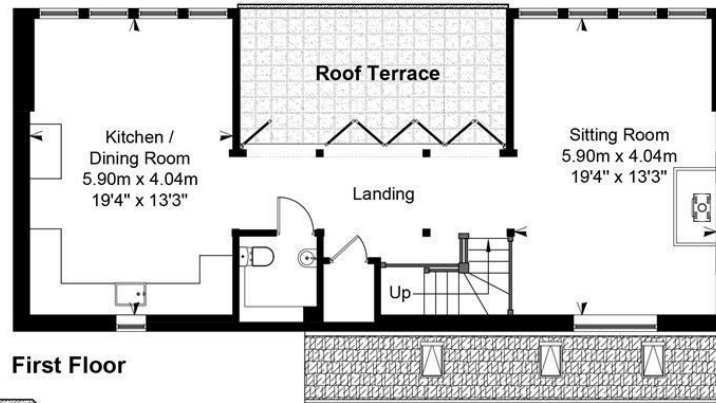
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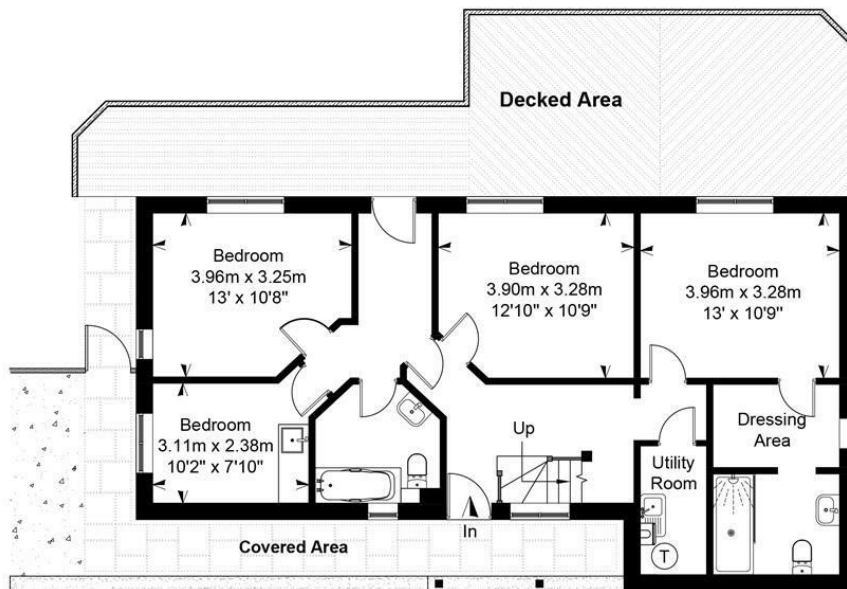
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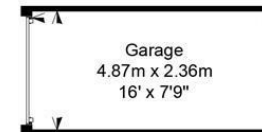
IPMS = International Property Measurement Standard



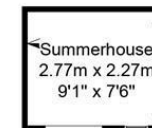
First Floor



Ground Floor



Garage
Not Shown In Actual Location Or Orientation
Measured Externally



Outbuildings
Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

C

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F, £3388.39. Ofcom Checker: Broadband, Standard 20 Mbps, Ultrafast 1000 Mbps. Mobile, limited indoor, all likely outdoor.

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