

MOLE COTTAGE

LITTLEWORTH, AMBERLEY



Mole Cottage, Littleworth, Amberley, Stroud, Gloucestershire, GL5 5AG

A QUINTESSENTIAL AND IMMACULATELY PRESENTED COTSWOLD COTTAGE SITUATED IN THE CENTRE OF AMBERLEY WITH LOVELY VIEWS ACROSS THE VALLEY.

Front Porch, Sitting Room, Kitchen, Dining Room/Bedroom 3, Utility Room, Principal Bedroom with en-suite Bathroom, 2nd Double Bedroom with en-suite Shower Room, Guest WC, Pretty Courtyard Garden.

GUIDE PRICE £435,000

DESCRIPTION

Mole Cottage is a perfect Cotswold Cottage located in this popular and sought after village, surrounded by hundreds of acres of common land. This beautifully presented and recently extended semi-detached home exudes charm. The interior is modern and bright whilst sympathetically highlighting the original period features. At the front of the property, a garden gate leads to an enclosed and very pretty gravelled garden area. The front door opens into a practical entrance porch with storage for shoes and coats. Leading off this are the kitchen with utility area and guest WC to one side, and a dining/sitting room to the other. This could also be used a third bedroom if required. A central staircase leads to the first floor opening into a lovely and light spacious sitting room with wood burner and views across the valley. From this room, there is also a back door leading out to a lane at the rear of the property offering further access to the village amenities and the common. A double bedroom with en-suite shower room can also be found on this floor. On the second floor is the wonderful and spacious beamed principal bedroom suite with an abundance of fitted storage and a spacious en-suite with both bath and separate shower. The delightful courtyard has been designed to full advantage of the views, with raised patio seating/BBQ area, shrubs, bushes and outside store.

DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill road and at the staggered junction on the Common continue over towards Amberley with the reservoir on your right. Drop down the hill and just after The Amberley Inn take a right back up towards The Black Horse. Mole Cottage will be seen on the right shortly thereafter, on the corner as the lane bears sharp right up the hill before the former Chapel.

LOCATION

Mole Cottage is situated in Littleworth, in the heart of Amberley. A popular Cotswold village in an enviable location on the fringe of Minchinhampton Common, with beautiful south-westerly views across the valley towards Woodchester. With a sought after village primary school, two

popular pubs (Amberley Inn & Black Horse) both within easy walking distance of Mole Cottage, and a village shop, the village has a tremendous sense of community spirit. The surrounding Minchinhampton Common offers over 650 acres of National Trust land, ideal for dog walking and host to one of three challenging golf courses in the vicinity. The market towns of Minchinhampton and Nailsworth are both nearby, the latter having an especially good choice of independent retailers as well as supermarkets and convenience stores, while the former can provide all immediate necessities. Stroud is approximately 3 miles away and offers greater choice with a Waitrose among several other supermarkets and major retailers as well as a famous Saturday Farmers' Market. Education is also a key attraction to the area with an excellent choice of secondary schools, including several grammar schools in both Stroud and Gloucester. London is normally under 2 hours by road or about 90 minutes from Stroud by train. Bristol, Bath or Cheltenham are within easy reach making this a perfect base from which to explore the Cotswolds.

TENURE
EPC

Freehold
EER: Current 52 / Potential 86

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band C - £1974.69. Ofcom checker: Broadband - standard 20 Mbps ultrafast 1000 Mbps, Mobile Networks may be limited.

Viewing by prior appointment with MURRAY'S 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.

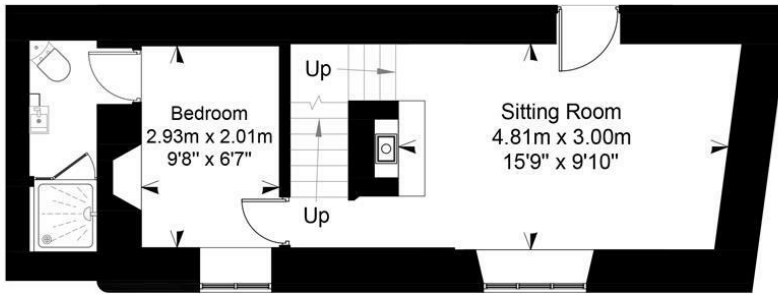
SUBJECT TO CONTRACT

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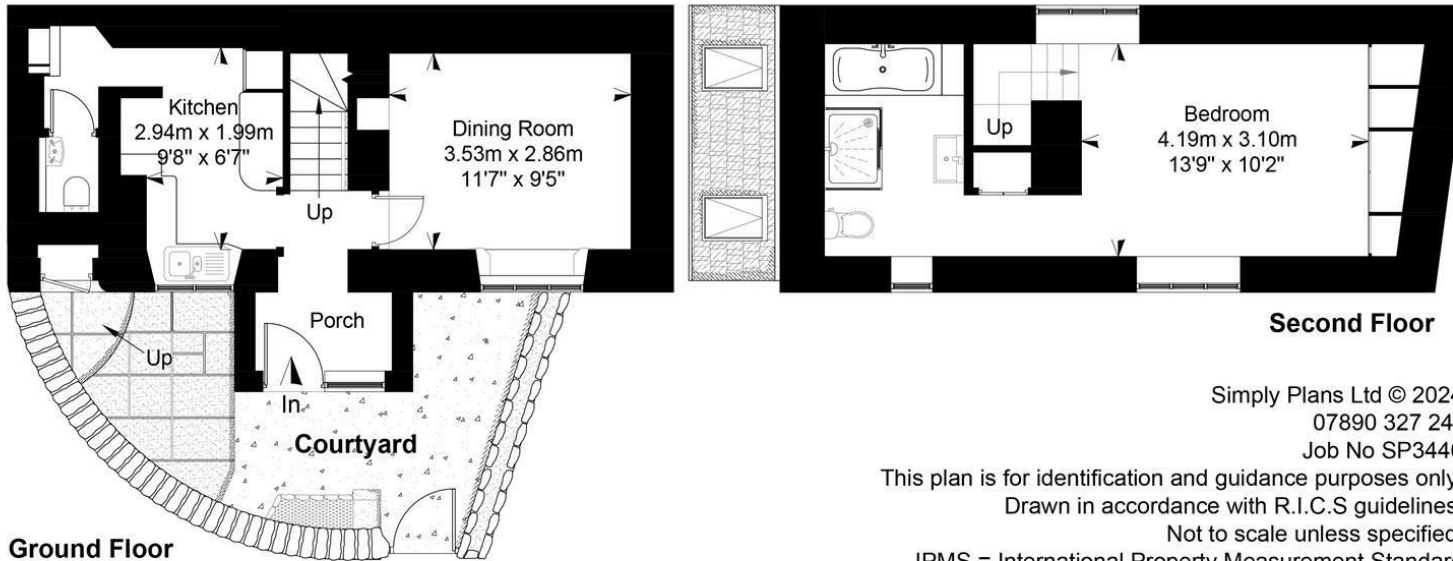
Upper Ground Level



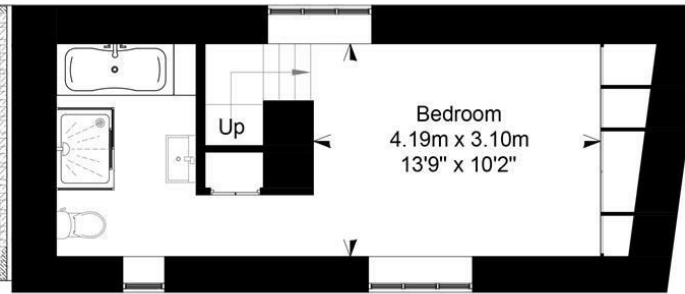
Approximate IPMS2 Floor Area
House 83 sq metres / 893 sq feet



First Floor



Second Floor



Ground Floor

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Job No SP3446

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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