Hammonds Cottage

Pinfarthings · Amberley



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Hammonds Cottage
Pinfarthings
Amberley
Stroud
GL5 5JJ

A charming and handsome detached period cottage situation in a peaceful and popular hamlet moments from Minchinhampton Common

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 3

GUIDE PRICE £680,000

FEATURES

- Detached
- Period Cottage
- Modern Extension
- Character Features
- Landscaped Gardens & Terrace
- Garden Studio
- Car Port with Off-Street Parking
- Quiet No Through Road
- Prime Village Location







DESCRIPTION

Hammonds is a handsome detached period cottage, full of character and charm, set within a delightful English country cottage-style garden. Carefully arranged to make the most of its south-westerly views, the property offers a wonderfully distinctive blend of traditional cottage appeal and more contemporary living.

The accommodation is thoughtfully arranged, with on the ground floor, a well-appointed kitchen/breakfast room, a separate dining room and additional flexible bedroom/snug or office.

A modern garden room extension, adjoining the first-floor sitting room, provides an additional and versatile living space incorporating a kitchenette comprising a hob, oven and fridge, with direct access to the rear garden and a wonderful connection between the house and its outdoor surroundings. There are two further comfortable double bedrooms and a family bathroom as well as a guest WC. Higher ceilings and larger windows create a bright and uplifting atmosphere, with the sitting room enjoying the benefit of the stunning south-westerly outlook.

The gardens are a particularly special feature of Hammonds. Although not extensive, they have been thoughtfully designed and beautifully stocked to provide an abundance of colour, texture and interest throughout the seasons. A detached garden studio with electric power and lights offers a versatile additional space, ideal for creative pursuits, working from home or simply enjoying a peaceful retreat. A private decking area provides an inviting setting for outdoor dining, entertaining and relaxing.

A further notable feature is the substantial double carport, providing two valuable off-street parking spaces. This is a particularly rare and desirable advantage for a property of this size, adding both convenience and practicality to the cottage's many charms.







DIRECTIONS

Leave our Minchinhampton office via West End and head out to Tom Long's post on the common; turn left at the staggered junction in the direction of Nailsworth. Take the first right hand turning towards Beaudesert Park School; follow the road for circa 200 yards and take the first sharp left hand turn then after 50 yards, a sharp right hand turn. Hammonds is 50 yards down on your right hand side.

LOCATION

One of the key draws to Hammonds is its magnificent location. In an Area of Outstanding Natural Beauty, bordering National Trust common land and a short walk from Amberley village, Hammonds is within walking distance of three good pubs, a sought-after village school and a community-run village shop.

The village is highly regarded as one of the most popular in the area due to its superb westerly views and welcoming community.

Nearby Stroud, has a host of amenities including a large Waitrose plus other supermarkets, along with an award-winning Farmers Market. Closer still are Minchinhampton and Nailsworth, both small market towns with a good range of independent retailers.

One of the key draws to the area is the excellent choice of schools. In the private sector Beaudesert Park is a short walk whilst Wycliffe College in Stonehouse is within easy reach, as well as several popular schools in Cheltenham. There is also a good choice of grammar schools in Stroud, Gloucester and Cheltenham.

There are lovely local walks over both Minchinhampton and Rodborough Commons encompassing over 650 acres of National Trust land and one of three challenging golf courses.

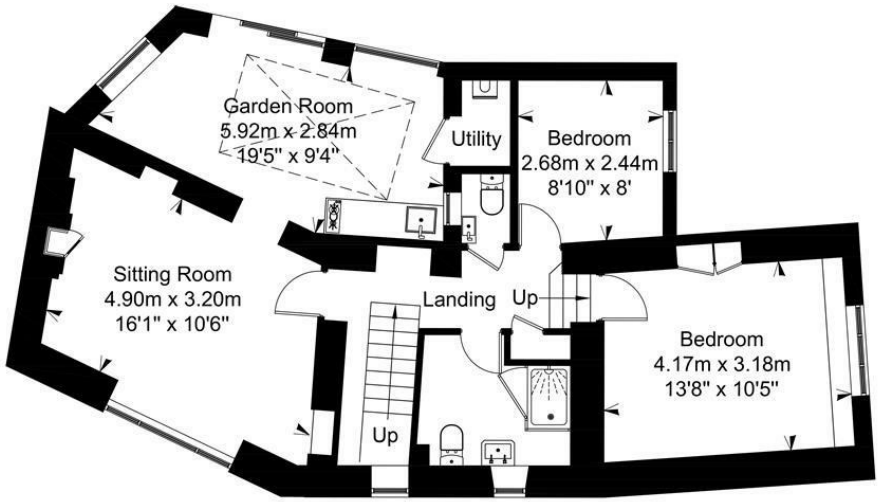
The area is well placed for travel links with the M5 and M4 both easily accessible and London within 2 hours by car or circa 90 minutes by train from nearby Stroud Station.



Hammonds, Pinfarthings, Amberley, Stroud, Gloucestershire

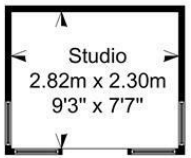
	Approximate IPMS2 Floor Area
House	112 sq metres / 1206 sq feet
Carport	23 sq metres / 248 sq feet
Studio	6 sq metres / 64 sq feet
Total	141 sq metres / 1518 sq feet

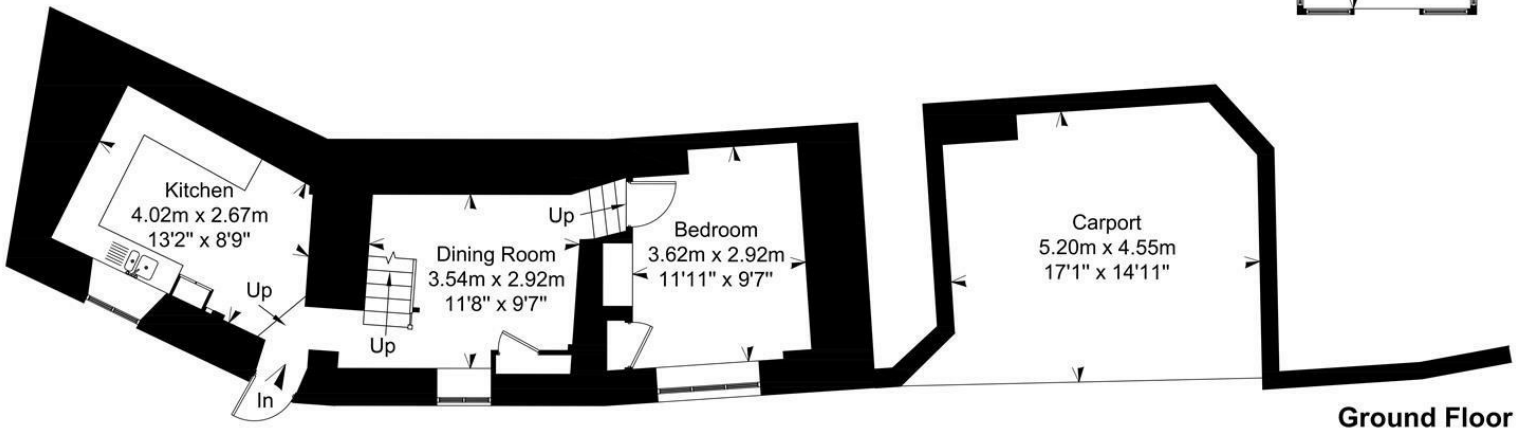
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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation



First Floor







Ground Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
D

SERVICES

Mains Gas, Electricity and Water are connected to the property. Gas CH. Septic Tank Drainage. Stroud District Council Tax Band C £2,185.28. Ofcom Checker: Broadband - Standard 16 Mbps, Ultrafast 1000 Mbps. Mobile - all likely outdoor.

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