

# Knoll Cottage · Littleworth · Amberley

Murrays
Sales & Lettings

MURRAYS
SALES & LETTINGS

# Knoll Cottage
# Littleworth
# Amberley
# Stroud
# GL5 5AG

A charming cottage offering contemporary accommodation with an abundance of natural light and spectacular far reaching views

**BEDROOMS: 2**
**BATHROOMS: 2**
**RECEPTION ROOMS: 1**

**GUIDE PRICE £490,000**

## FEATURES

- Contemporary Interior
- Open Plan Sitting/Dining Room
- Spectacular Far reaching Views
- Sought after Village Location
- Good Local Amenities
- Direct Access to the Common
- Garage
- Easy Access to Minchinhampton, Stroud and Nailsworth
- No Onward Chain





## DESCRIPTION

Knoll Cottage is a wonderfully bright and beautifully presented traditional Cotswold cottage with breath-taking views and direct access to the Common.

A front porch leads to a large open plan sitting and dining room with sliding doors and balconette bringing the panoramic westerly views into the room. Adjacent to this is the modern fitted kitchen with integrated appliances and plenty of storage. To the left of the central staircase is a guest WC, utility cupboard and cleverly designed study area.

On the first floor a central landing leads to the two double bedrooms, the larger of which has a wall of built in storage, both with their own en-suite bathrooms.

On the lower ground floor, beneath the sitting room, is a spacious garage offering further storage/workshop space with the potential to incorporate into the main accommodation subject to the relevant planning permissions.









## 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. Knoll Cottage will be seen in front of you on the central green of the junction, before the former Chapel.

## LOCATION

Knoll Cottage is situated 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.



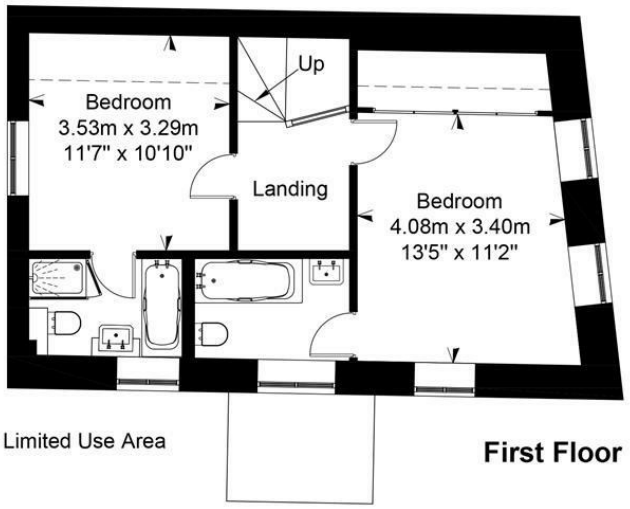
## Knoll Cottage, Littleworth, Amberley, Gloucestershire

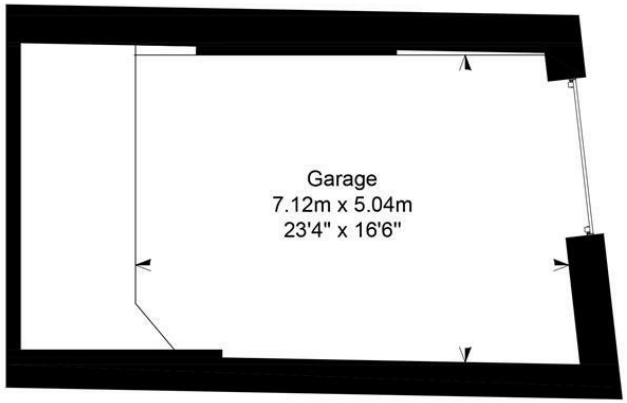
| Approximate IPMS2 Floor Area | | |
|---|---|---|
| House | 92 sq metres / | 990 sq feet |
| Garage | 45 sq metres / | 484 sq feet |
| Total | 137 sq metres / | 1474 sq feet |
| (Includes Limited Use Area | 5 sq metres / | 54 sq feet) |

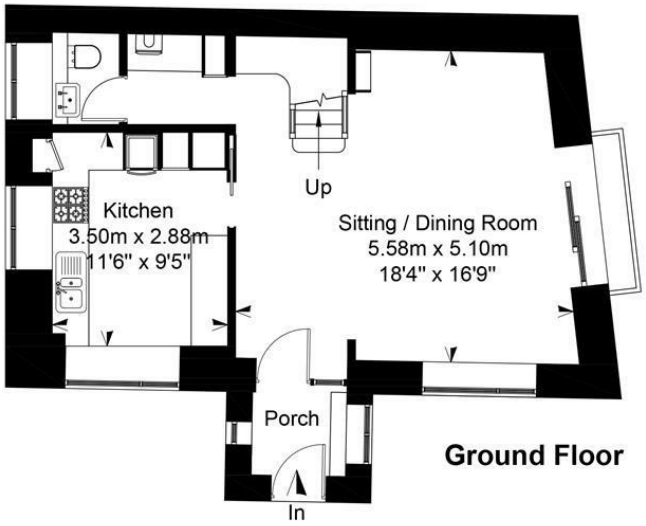
Simply Plans Ltd © 2024
07890 327 241
Job No SP3513
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation




## 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

MURRAYS
SALES & LETTINGS

**Stroud**
01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

**Painswick**
01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

**Minchinhampton**
01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

**Mayfair**
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

**TENURE**
Freehold

**EPC**
D

**SERVICES**
All mains services are connected to the property. Gas Central Heating. Stroud District Council Tax Band D - £2,221.53 (24/25). Broadband : Standard 21 Mbps, Ultrafast 1000 Mbps, Mobile Network Coverage: EE, O2, Vodafone, Three

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