

9 AMBERLEY RIDGE RODBOROUGH COMMON



WHITAKER
SEAGER



9, AMBERLEY RIDGE, RODBOROUGH COMMON, STROUD, GL5 5DB

LOCATED OFF MINCHINHAMPTON COMMON WITHIN A SMALL AND PRIVATE DEVELOPMENT, LIES THIS WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOME ENJOYING FAR-REACHING VALLEY VIEWS. NO ONWARD CHAIN.

The property

Set in an enviable position on Minchinhampton Common, within an exclusive private development, this well-presented three-bedroom detached house enjoys beautifully landscaped gardens and far-reaching valley views. Built by local developer Colburn Homes, the development combines character period properties within a converted school alongside a small collection of modern homes.

The property is entered via a side door leading into a welcoming reception hall with tiled flooring, cloakroom and staircase to the first floor. To the right is the spacious dual-aspect living/dining room featuring a wood-burning stove and attractive wooden flooring. To the left, the kitchen/breakfast room is fitted with a range of wall and base units incorporating integrated appliances including a washing machine, dishwasher, fridge/freezer, double oven, hob and extractor hood. French doors open directly onto one of the patio areas, creating an ideal space for indoor/outdoor living and entertaining. On the first floor, the landing provides access to a useful storage cupboard. The principal bedroom enjoys views towards the Common and benefits from built-in

wardrobes together with an en-suite shower room. The remaining two bedrooms overlook the rear gardens and surrounding countryside with far-reaching views beyond. The family bathroom is mainly tiled and fitted with a modern white suite.

Outside, the landscaped gardens are a particular feature of the property, enjoying an elevated position with wonderful open valley views.

Property Information:

Amberley Ridge Management Company Limited (Company No. 11247108) manages the communal areas. Annual charge for 2026: £299.13. This covers TBC. There are covenants in place within the development designed to protect the appearance and environment of the properties - please contact the agent for further information.

Heating: Gas central heating and wood-burning stove.
Ofcom: Broadband and mobile coverage information is currently unavailable.





Offers in excess of
£550,000

- *Main Bedroom with Ensuite*
- *Two further Bedrooms*
- *Family Bathroom*
- *Kitchen/Breakfast Room*
- *Living/Dining Room*
- *Landscaped Gardens*
- *Parking for Two Cars*
- **NO ONWARD CHAIN.**

WITHIN EASY REACH...

Stroud 2.3 miles

Minchinhampton 2.6 miles

Nailsworth 3.5 miles

Cirencester 11 miles

DIRECTIONS - What Three

Words: canine.crunches.depth

Outside

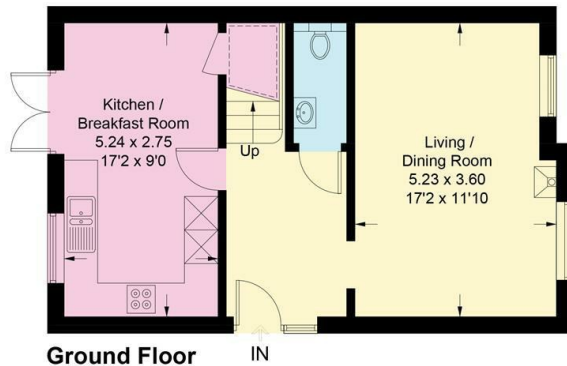
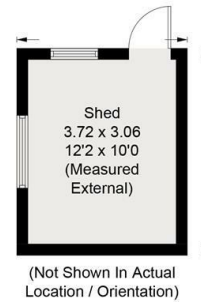
To the south-facing front of the house is an open garden comprising a small lawn area, with a hedge dividing it from the neighbouring property. A block-paved driveway provides tandem parking for two cars. A pedestrian gate leads to the fabulous landscaped rear garden. This west-facing space is a huge asset, offering both privacy and excellent outdoor entertaining areas, including a dining terrace, outdoor kitchen, and a separate seating area on a lower level. The garden is mainly laid to lawn, bordered by hedging on two sides and fencing to the rear. There is also a useful shed with electricity connected. Overall, this is a wonderful space to relax or entertain, with utterly charming views completing the setting.

Situation

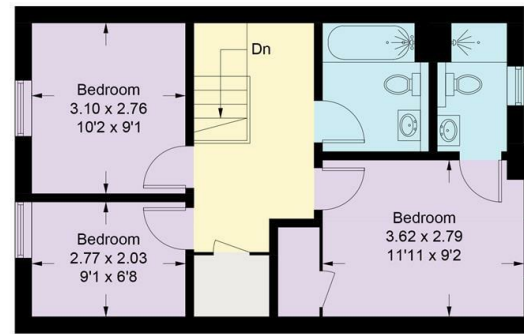
Amberley Ridge, formerly a school, is a small development set on Minchinhampton Common. Accessed via a lane across the Common, the entrance is marked by stone pillars and a cattle grid. Situated within the Cotswolds Area of Outstanding Natural Beauty, the setting is surrounded by National Trust Commons with over 650 acres of open space. The Bear of Rodborough Hotel, Winstones Ice Cream, and Stroud Railway Station are all nearby, with direct trains to London Paddington in around 90 minutes. Minchinhampton offers everyday amenities, a primary school, and Minchinhampton Golf Club. Nearby Stroud and Nailsworth provide further shopping and leisure facilities. Local schooling includes Beaudesert Park School, Wycliffe College, and two grammar schools. The M4 (J15) and M5 (J13) are both accessible.



Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
 Garage = 8.7 sq m / 94 sq ft
 Total = 100.0 sq m / 1077 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299953)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL5 5DB

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

