



WITS END · PINFARTHINGS · AMBERLEY

MURRAYS
SALES & LETTINGS

WITS END
PINFARTHINGS
AMBERLEY
STROUD
GL5 5JQ

A detached, contemporary 4 bedroom home stylishly presented and filled with natural light in one of the most sought after local villages bordered by National Trust Common.

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 2

£895,000

FEATURES

- Modern Home
- Deceptively Spacious
- Open Plan Living Areas
- Flexible Accommodation
- Garage & Parking
- Low Maintenance Garden
- Popular Village Location
- Adjacent to National Trust Common
- Easy Access to Nailsworth, Stroud, Cirencester and Tetbury



DESCRIPTION

Wits End is a unique home, originally built in 1972, but completely re-modelled in 2016. The accommodation is arranged over 2 floors and offers spacious, flexible and well-lit living spaces.

A covered way leads to a generous entrance hall, the inner door opening into the main living area. This comprises, open plan space, modern fitted kitchen with island and a convenient breakfast area, overlooking the garden and adjoining woodland. There is an additional TV snug, cloakroom with WC and basin and main dining area. This large, flexible living space is filled with light from bi-fold doors, kitchen window and skylight over the stairwell. On the south side of the first floor are located two bedrooms with adjoining en-suite, walk-in shower room with wall-hung toilet and integrated hand-basin. Both first floor bedrooms benefit from double aspect glazing with bi-fold doors in the larger one.

From the first floor, stairs lead to the ground floor. On this floor, the accommodation comprises, main lounge with double aspect windows, double bedroom with access to garden, study with adjoining walk-in shower-room, toilet and basin. Also on this floor are the principle bedroom with en-suite free-standing bath, walk-in shower, integrated basin and wall-hung toilet. and adjacent walk-in wardrobe. Each of the ground floor bedrooms



and lounge have full length doors opening on to the secluded rear garden. A useful utility room with washing machine plumbing and large sink, completes the ground-floor accommodation.

Outside, is a secluded, low-maintenance garden, with tool shed, Pergola, and mostly gravelled surfaces. To the north side is a covered area leading to the store-room containing central heating boiler, hot water tank, and service cupboards.

At the front of the house is a short driveway and next to the covered entrance-way is a garage/workshop with up and over door, lighting and power points. Additional power points and sensor lighting are fitted at various locations around the house.





DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill Road and at the staggered junction on the Common go straight over towards Amberley. On descending the hill take the first left (by the school), pass the church and at the junction, Wits End can be found across the road in front of you.

LOCATION

Pinfathings is a hamlet in the parish of Amberley, a quintessentially Cotswold village located on the fringe of Minchinhampton Common, surrounded by hundreds of acres of National Trust Land and glorious rolling hills.

The village has a thriving, award-winning community shop and cafe just minutes from Wits End, as well as popular pubs within easy walking distance. The surrounding Minchinhampton Common is ideal for dog walking and host to one of three challenging golf courses in the vicinity. In an elevated position, the village affords tremendous views across the Stroud valleys.

The nearby market town of Stroud has excellent amenities including a large Waitrose along with a host of other supermarkets and an award-winning Saturday Farmers Market.

The market towns of Minchinhampton and Nailsworth are also within easy reach, both with a good range of independent retailers and coffee shops.

One of the key draws to the area is the excellent choice of schools. Amberley itself has a sought-after primary school and there are several excellent grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of schools in the private sector, including nearby Beaudesert Park.

London is within 2 hours by car or circa 90 minutes by train from nearby Stroud Station. Both the M4 and M5 motorways are also easily accessible.



Wits End, Pinfarthings, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

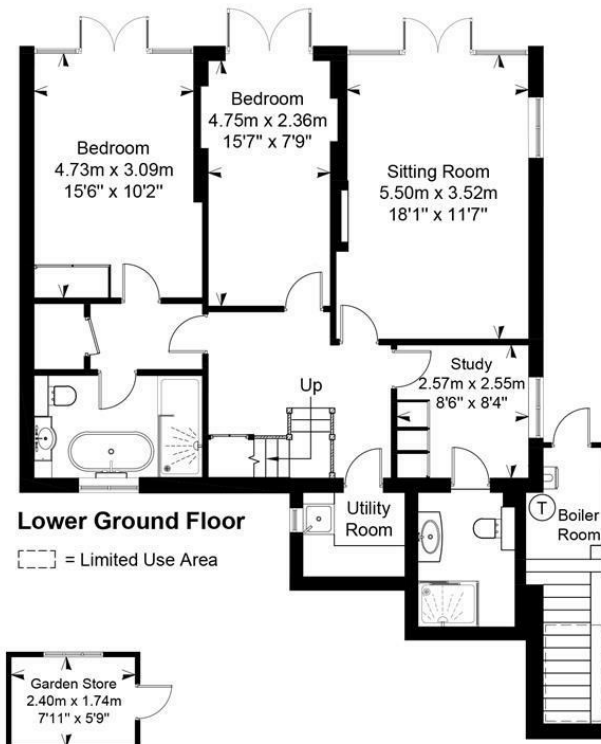
House	173 sq metres / 1862 sq feet
Garden Store	4 sq metres / 43 sq feet
Workshop	13 sq metres / 140 sq feet
Boiler Room	7 sq metres / 75 sq feet

Total	197 sq metres / 2120 sq feet
(Includes Limited Use Area)	2 sq metres / 21 sq feet

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Job No SP1935

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

MURRAYS

SALES & LETTINGS

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Painswick

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Minchinhampton

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Mayfair

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

TENURE

Freehold

EPC

C

SERVICES

Mains Water, gas and electricity are connected to the property. Gas CH. Private Drainage. Stroud District Council Tax Band A £1,638.96. Ofcom Checker: Broadband, Standard 18 Mbps, Ultrafast 1000 Mbps; Mobile, all networks good outside, EE variable indoor

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