



YEW TREE COTTAGE · LITTLEWORTH · AMBERLEY

**YEW TREE COTTAGE
LITTLEWORTH
AMBERLEY, STROUD
GL5 5AH**

A charming 200 year old 5-bed detached period cottage full of character, situated in the heart of the sought after village of Amberley, adjacent to National Trust Common land and benefitting from lovely views

BEDROOMS: 5

BATHROOMS: 1

RECEPTION ROOMS: 4

GUIDE PRICE £1,100,000

FEATURES

- Charming Detached Stone Cottage
- Located in the Heart of the Viillage
- Adjacent to 600 acres of National Trust Land
- Character Features
- 5 bedrooms
- 4 Reception Rooms
- Conservatory
- Double Garage
- Pretty and Private Garden
- Views



DESCRIPTION

Nestled in the charming village of Littleworth, Amberley, Stroud, this delightful detached period cottage is a true gem. Full of character, the property boasts a unique charm that is sure to captivate anyone seeking a home with history and warmth.

The cottage is ideally situated adjacent to an impressive 600 acres of National Trust Common land, offering an abundance of outdoor space for leisurely walks and exploration. This proximity to nature makes it perfect for those who appreciate the beauty of the countryside and wish to enjoy a tranquil lifestyle. Yew Tree also possesses 'Commoner's Rights' to graze two horses or two cattle, if desired.



The lovely level gardens surrounding the cottage are extremely well stocked with specialist plants and trees and provide a picturesque setting, ideal for relaxation or entertaining guests. With lovely views that enhance the overall appeal of the property, you will find yourself immersed in the serene environment that this location offers.

This period cottage is not just a home; it is a lifestyle choice, combining the charm of traditional architecture with the beauty of the surrounding landscape. Whether you are looking for a peaceful retreat or a family home, this property in Littleworth is a wonderful opportunity not to be missed.





DIRECTIONS

The property is most easily found by leaving our office in Minchinhampton via West End and following Windmill road onto the common. At the junction (Tom Long's Post) turn left and then immediately right signposted to Amberley. Turn right in front of the Amberley Inn, continue up the hill and then turn left at the war memorial. Keep to the left and Yew Tree Cottage can be found after a short distance on the right hand side.

LOCATION

Located in the heart of the popular village of Amberley, the position of Yew Tree Cottage is one of its key attributes. The property is surrounded by 100s of acres of National Trust common land with Minchinhampton Common literally on the doorstep, ideal for country walks.

Amberley is a quintessential Cotswold village with a plethora of stunning period properties and a welcoming community with two popular pubs and a community shop.

The thriving market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen and an award winning baker, is less than a ten minute drive. Nearby Stroud has a major Waitrose supermarket, as well as several other supermarkets, a multiplex cinema, provincial theatre and mainline station. For sporting enthusiasts there are three challenging golf courses on nearby Minchinhampton Common, as well as numerous cycling, riding and walking routes.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. There is also a popular village primary school within walking distance of Yew Tree Cottage.

The area is well placed for travel links with regular services into London Paddington, (circa 90 minutes) from Stroud Station and both the M5 and M4 motorways easily accessible.



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TENURE

Freehold

EPC

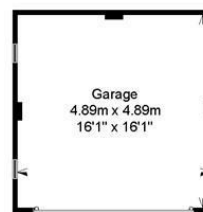
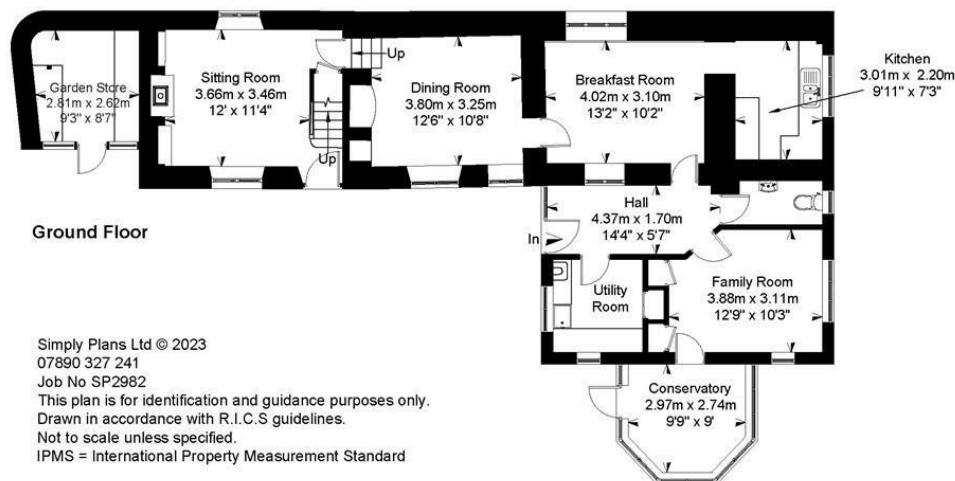
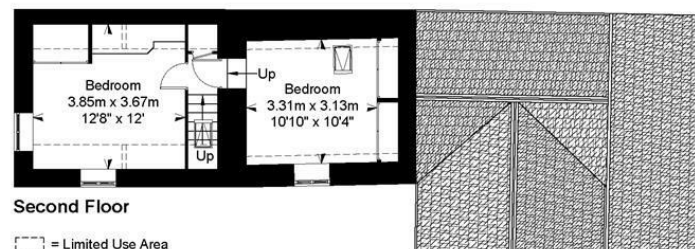
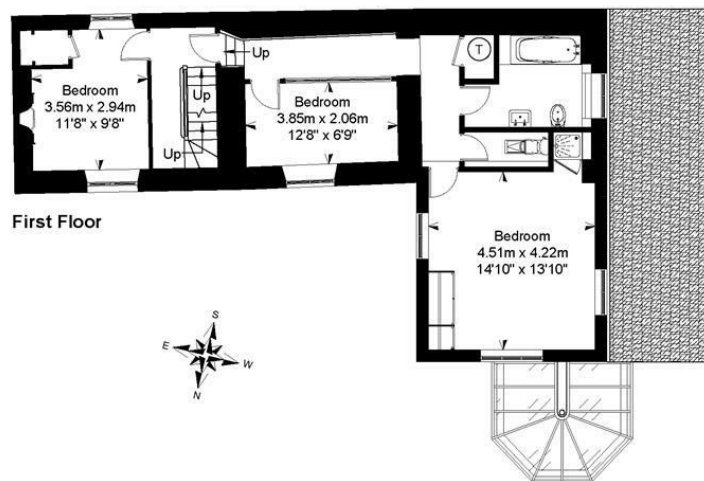
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SERVICES

Mains electricity, water, drainage and gas are connected to the property. Gas CH. Stroud District Council Band G, £3,909.67 payable 2025/26. Ofcom checker: Broadband, Standard 21 Mbps, Ultrafast 1,000 Mbps. Mobile, EE, Three, O2 & Vodafone

Yew Tree Cottage, Amberley, Stroud, Gloucestershire

House	Approximate IPMS2 Floor Area
Garage	194 sq metres / 2088 sq feet
Garden Store	24 sq metres / 258 sq feet
	7 sq metres / 75 sq feet
Total	225 sq metres / 2421 sq feet
(Includes Limited Use Area)	7 sq metres / 75 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP2982
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

SUBJECT TO CONTRACT

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