



UPDOWN COTTAGE · AMBERLEY



UPDOWN COTTAGE  
CULVER HILL  
AMBERLEY  
STROUD, GL5 5AS

An extended and modernised family home set in an elevated position in the sought after village of Amberley with wonderful valley views

**BEDROOMS: 4**  
**BATHROOMS: 3**  
**RECEPTION ROOMS: 2**

**GUIDE PRICE £975,000**

## FEATURES

- Stunning views
- Prime village location
- Extended detached 4 bedroomed stone cottage
- Lovely kitchen/dining room
- 2 receptions
- 2 en-suites
- Outdoor entertaining space
- Good size level garden
- Ample parking
- Garage



## DESCRIPTION

Situated in the picturesque, sought after village of Amberley, this beautifully extended and modernised detached Cotswold stone cottage offers a perfect blend of traditional charm and contemporary living. Set in an elevated position, the property boasts stunning views over the enchanting Woodchester vineyard, providing a serene backdrop for everyday life.

The entrance porch welcomes you into a spacious and inviting large sitting room, ideal for both relaxation and entertaining. Adjacent to this, a snug or office space offers versatility, perfect for those who work from home or seek a quiet retreat. The well-appointed kitchen and dining room, featuring a striking vaulted ceiling, is a true highlight of the home, creating a bright and airy atmosphere for family gatherings and culinary adventures. Looking over the pretty garden and lovely views, it opens out on to the large patio. There is also a utility and cloakroom adjacent.

The cottage comprises four generously sized bedrooms, including two with en-suite facilities, ensuring comfort and privacy for all family members. A family bathroom completes the accommodation.

Outside, the property features a lovely split level terrace ideal for al fresco dining or simply soaking in the tranquil surroundings with outdoor covered seating area with stone fireplace, charming water feature and space for hot tub. The remainder of the garden



is laid to a good size level lawn, further patios to the rear, vegetable bed and private access to National Trust common land. The drive provides ample parking and leads to a detached garage. The property also benefits from professional outdoor lighting.

Amberley is renowned for its community spirit and scenic beauty. With its combination of modern amenities and charming character, this cottage is an exceptional opportunity for those seeking a delightful home in a truly idyllic setting







## DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via West End and Windmill Road, out towards to the common. At the junction (Tom Long's Post) turn left and immediately right signposted to Amberley. Continue into the village, passing the Amberley Inn on your right. Updown Cottage can be found after a short distance on the right hand side, just before the right hand turn signposted to St Chloe.

## LOCATION

Updown Cottage is located on Culver Hill immediately beneath the open expanse of Minchinhampton Common. Ideally located for many beautiful walks, the village also benefits two pubs (The Amberley Inn and The Black Horse) as well as a thriving village shop and café.

The popular market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen (Williams) and an award winning baker (Hobbs House Bakery), is less than a five 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.

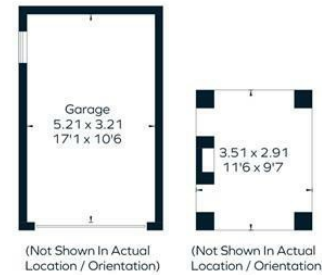
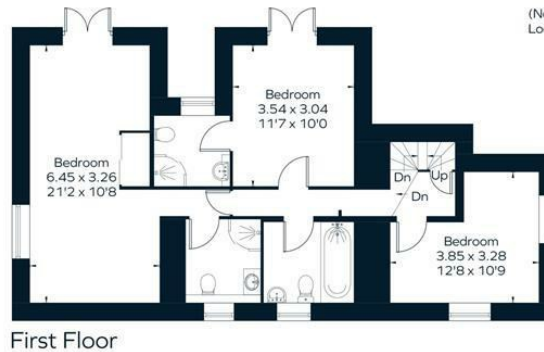
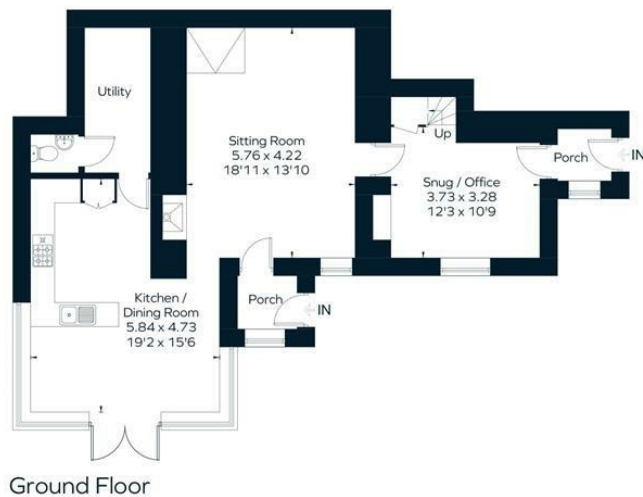
One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after primary schools in both Amberley and Minchinhampton and excellent grammar schools in Stroud, Gloucester and Cheltenham. There are also popular private schools within easy reach including Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton.

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.





Approximate Floor Area = 163.9 sq m / 1764 sq ft  
 Garage = 16.7 sq m / 180 sq ft  
 Total = 180.6 sq m / 1944 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70979

## 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

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### SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating. Stroud District Council Band F -£3,551.08 . Ofcom checker: Broadband - standard 17 Mbps superfast 42 Mbps, Mobile Networks - EE, O2, Vodafone indoor, all likely outdoor.

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