

WAYSIDE, AMBERLEY

STROUD



MURRAY'S
SALES & LETTINGS



BEDROOMS: 5
BATHROOMS: 1
RECEPTION ROOMS: 3

GUIDE PRICE £1,000,000

- Detached Period House
- Central Village Location
- Gated Parking plus Garage
- Views
- Huge Potential
- Charming English Country Garden
- Period Charm
- Superb Location Overlooking National Trust Commonland

A beautiful character home overlooking Minchinhampton Common, offering timeless charm and excellent scope to extend and modernise, set within a sizeable plot with gated parking and wonderful English country gardens.

Description

Having been in the same ownership for the past 25 years, this is a rare opportunity to acquire a beautiful character home in one of Minchinhampton's most sought-after positions.

Built in 1780, the house overlooks the Common and is set within exceptional English country gardens, retaining much of its original charm and a strong sense of history.

A garden gate and path lead from the country lane into a wonderfully private walled front garden, creating an immediate sense of peace and seclusion.

The front door opens into a spacious hall with the two principal reception rooms arranged on either side. The dual-aspect sitting room enjoys pretty views over the

front garden and is centred around a working fireplace, creating a cosy focal point. The dining room also overlooks the garden and provides an ideal setting for entertaining and family gatherings.

The kitchen and adjoining laundry room are situated to the rear of the house, alongside an additional reception room/snug. Together, these spaces present an exciting opportunity for remodelling and modernisation, with all three rooms overlooking the beautiful west-facing rear garden.

The first floor comprises four bedrooms and the family bathroom, with the two principal front-facing bedrooms enjoying wonderful views over Minchinhampton Common. Two further bedrooms are located to the rear of the house.

The second floor provides an additional bedroom and an attic room offering excellent storage and further potential, subject to any necessary consents.

Garden, Grounds & Outbuildings

The projecting wing of the house was formerly a dairy and dairy shop and today provides a garage fronting the lane, together with a useful workshop and store to the rear.

A little further along the lane, gated access leads to a substantial gravelled parking area, an invaluable feature that provides ample off-road parking for several vehicles.

The gardens are a particular feature of the property. Hidden behind beautiful dry stone walls, they come as a delightful surprise and provide a wonderful sense of privacy and

seclusion. Predominantly laid to level lawn, both the front and rear gardens are beautifully planted with deep, well-stocked borders filled with a variety of shrubs and herbaceous perennials.

The front garden enjoys a sunny southerly aspect, while the rear garden faces west and extends to a further area of productive kitchen garden with raised beds for vegetables and soft fruit. Entirely enclosed and wonderfully established, the gardens are a real surprise for a property in such a prime central village location.



Location

One of Wayside's most appealing attributes is its exceptional setting. Overlooking Minchinhampton Common and right in the heart of the village with amenities just a short walk away, it enjoys a rare combination of a wonderful outlook and immediate access to village life.

Amberley is a quintessential Cotswold village with a thriving community, surrounded by glorious rolling countryside and hundreds of acres of National Trust land.

The village has a thriving, award-winning community shop and cafe as well as two popular pubs all within easy walking distance of Wayside.

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.

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.

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.



Directions

Leave our Minchinhampton office via West End until you reach the staggered T junction on Minchinhampton Common; turn left and immediately right and follow the road down the hill to Amberley. Turn right opposite the school and the gated driveway will be found on your left hand side after circa 200 yards, directly opposite the common.





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

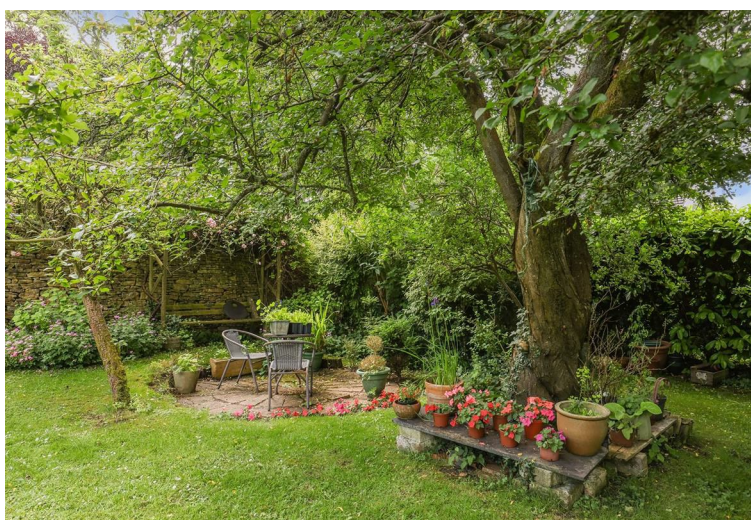
01453 886334

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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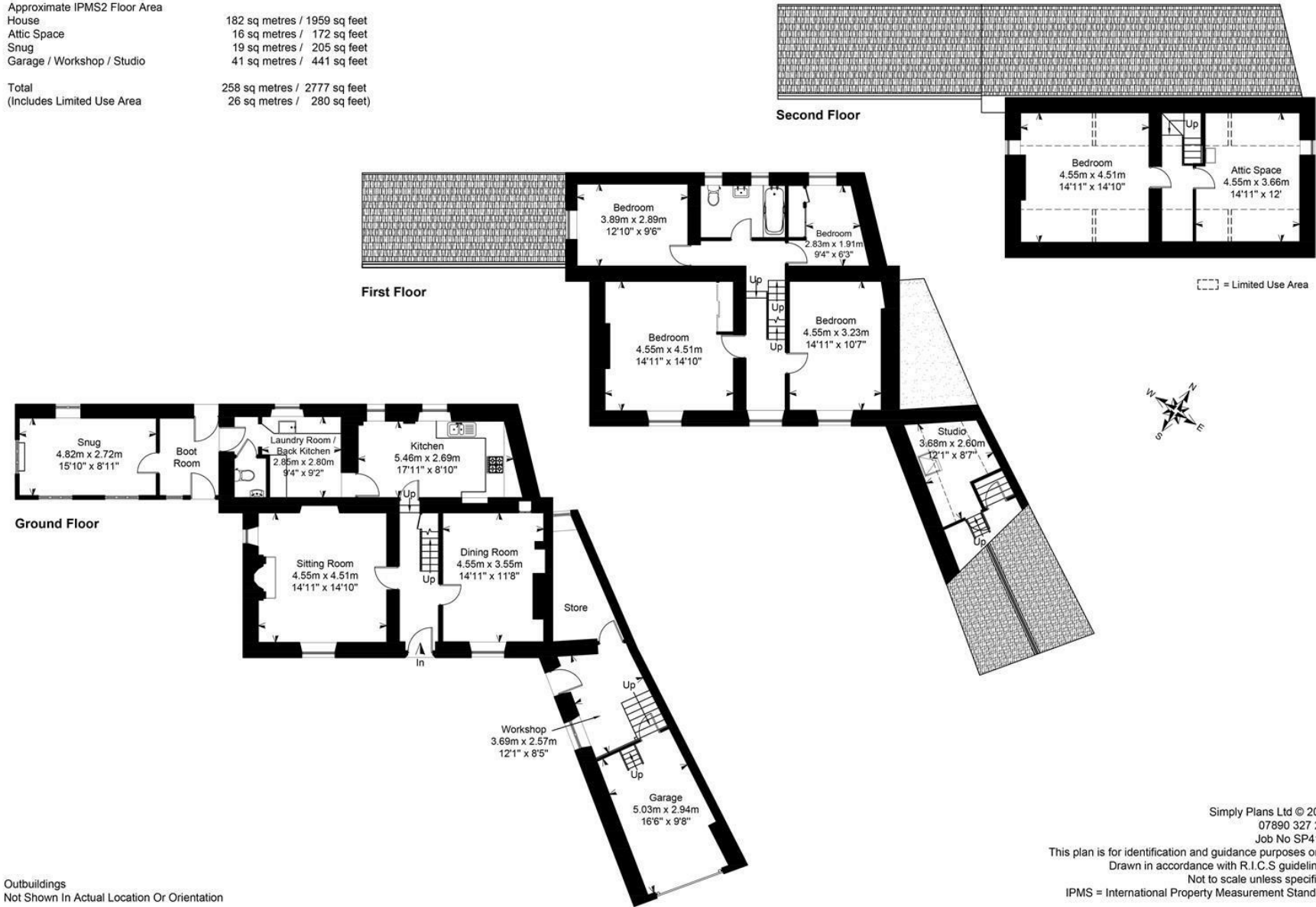
SERVICES

Mains electricity, water, drainage and gas. Gas CH. Stroud District Council Tax Band F (£3,551.08 2026/27). Ofcom Checker: Broadband Standard 19 Mbps, Ultrafast 1000 Mbps. Mobile Coverage: all good outside

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

Wayside Cottage, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
House	182 sq metres / 1959 sq feet
Attic Space	16 sq metres / 172 sq feet
Snug	19 sq metres / 205 sq feet
Garage / Workshop / Studio	41 sq metres / 441 sq feet
Total	258 sq metres / 2777 sq feet
(Includes Limited Use Area	26 sq metres / 280 sq feet)



SUBJECT TO CONTRACT

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