



THE FOLD · AMBERLEY · STROUD

**MURRAYS**  
SALES & LETTINGS



# THE FOLD · 6 THEESCOMBE HILL · AMBERLEY · STROUD · GL5 5AT

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

**GUIDE PRICE £1,275,000**

- Substantial Family Home
- Ancillary Accommodation/Home Office
- Carefully Retained Arts and Crafts Features
- Detached Car Port
- Light-filled Rooms
- Magnificent Far-reaching Views
- Landscaped Garden of Circa 0.5 Acres
- Gated Driveway Parking
- Close Proximity to Excellent Schools
- Pretty Hamlet Location

**A light-filled and spacious home offering magnificent far-reaching views together with a large garden of circa half an acre, ample parking and detached ancillary accommodation/home office**

## DESCRIPTION

The Fold is a 1930s family home offering superbly proportioned accommodation with an abundance of natural light and thoughtfully laid out living spaces to optimise the magnificent views from every room.

A handsome oak door opens to a large reception hall which sets the tone to the remainder of this spacious and bright property.

The triple aspect sitting room offers a wonderful space for entertaining, whilst working equally well for everyday living. Glass doors open to a rear patio, ideal for warmer days and a fireplace creates a cosy focal point.

A separate dining room with a large window overlooking the garden and view is ideal for hosting supper parties and large family gatherings.

Wooden parquet and tiled floors run throughout the reception hall and reception rooms offering practicality and a lovely sense of flow.

A fitted kitchen together with open-plan breakfast room is ideal for everyday dining and relaxed entertaining. Doors open from the breakfast room to a decking area at the side of the house, the perfect spot for an alfresco breakfast. A useful utility is located off the kitchen.

A guest WC cloakroom is also conveniently located off the reception hall.

The wonderful sense of space continues on the first floor. An impressive oak staircase leads to four double bedrooms and two family bathrooms with a large landing with feature double height window taking centre stage.

The three front facing bedrooms all benefit from sensational far-reaching views across the valley with two of the bedrooms linked to a balcony, ideal for sundowner drinks.

## ANCILLARY ACCOMMODATION

A detached home office/annex with kitchenette, sleeping area accessed via a ladder, open-plan living space and shower room, is ideal for overflow guest accommodation or as a home office.

## GARDEN & GROUNDS

The house is enveloped by gardens of circa

0.5 acres, comprising a level lawn to the front of the house, a choice of seating areas and mature shrubs and trees in the sloping ground to the rear and side of the house.

A pretty orchard is located to the side of the house, together with a kitchen garden for growing home produce.

A wooden double car port and parking area sits at the top of the drive providing parking for 4 cars, alongside a good-sized store room. Additional parking is available on the gated driveway.



## LOCATION

The location of The Fold is one of its key attributes. Tucked away along a quiet country lane in the hamlet of Theescombe, the property sits in an elevated position with truly exceptional views.

Part of the parish of Amberley, the location of Theescombe is idyllic, set just below Minchinhampton Common and with dramatic views across the valley to Woodchester, Nailsworth and Stroud.

Amberley is within easy walking distance and has a friendly and welcoming community. The village has a church, popular primary school, two good pubs and a community shop.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beadesert Park is within walking distance of The Fold and Wycliffe and Westonbirt are both nearby. There are also several sought after grammar schools in Stroud, Gloucester and Cheltenham.

Situated between the market towns of Nailsworth and Stroud, the location offers easy access to a wide range of independent retailers as well as several major supermarkets, including Waitrose.

The house is well positioned for walking and cycling, with Minchinhampton Common offering over 650 acres of National Trust land and also hosting a golf course.

Road and rail links are excellent with London circa 2 hours by road or 90 minutes by train from Stroud Station into Paddington. The M5 motorway is less than 15 minutes drive at Junction 13 (Stroud) for Bristol, the West Midlands and Bath and Cheltenham are also within easy reach.



## DIRECTIONS

Leave Minchinhampton via West End towards Minchinhampton Common. Turn left and then immediately right towards Amberley at the four-way junction. Follow the road across the common and as the road descends, take the second left opposite the Amberley Inn. After circa 200 yards, turn right at the first sharp bend. Follow Theescombe Hill for circa 500 yards, where The Fold car port parking and driveway entrance will be found on the right hand side.





# MURRAYS

SALES & LETTINGS

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41-43 Maddox Street, London W1S 2PD

## TENURE

Freehold

## EPC

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## SERVICES

Water, Electricity and Gas are connected to the property. Gas Central Heating. Septic Tank Drainage. Stroud District Council tax band G £3909.67. Ofcom Checker: Broadband - Standard 17 Mbps Ultrafast 1000 Mbps, Mobile Networks - EE indoor. all likely outdoor.

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

## 6 Theescombe Hill, Theescombe, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	199 sq metres / 2142 sq feet
Carport	38 sq metres / 409 sq feet
Office	26 sq metres / 280 sq feet

Total	263 sq metres / 2831 sq feet
(Includes Limited Use Area)	6 sq metres / 64 sq feet

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07890 327 241

Job No SP4010

This plan is for identification and guidance purposes only.

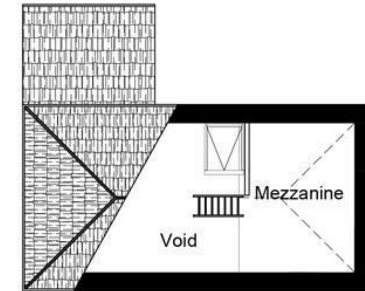
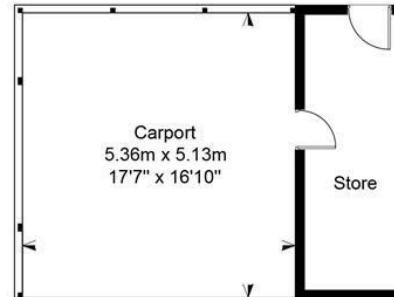
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

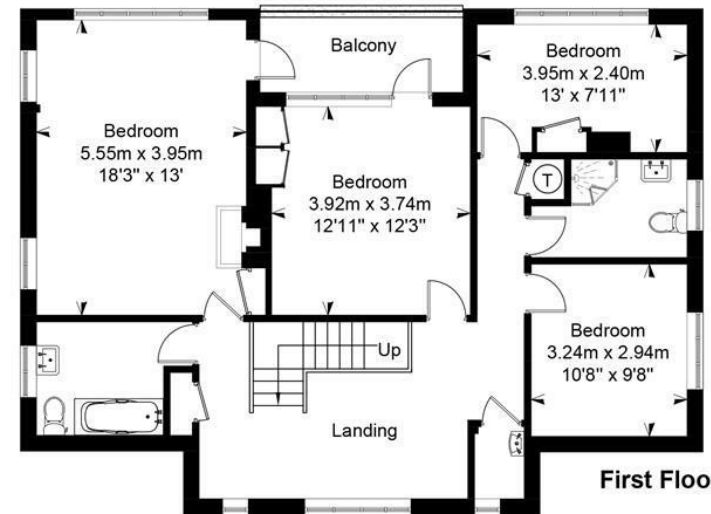
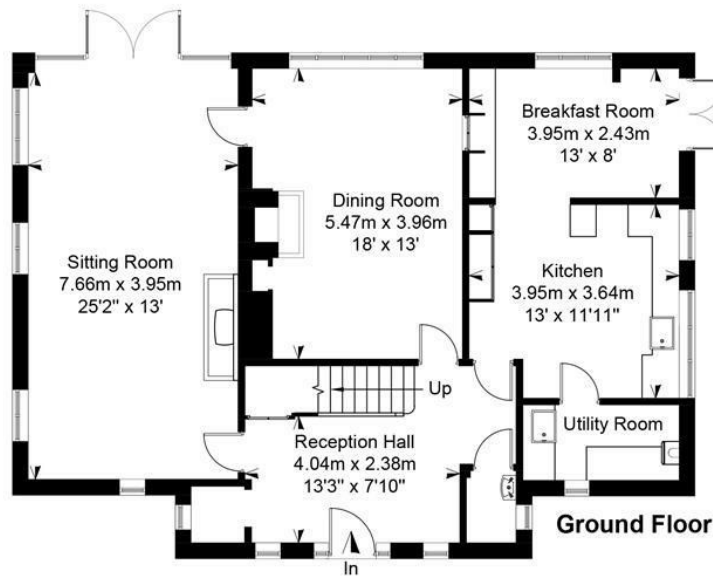
Not Shown In Actual Location Or Orientation



Office  
**First Floor**  
Accessed Via Ladder



Office  
**Ground Floor**



## SUBJECT TO CONTRACT

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