

HILLSLIE
LOWER LITTLEWORTH · AMBERLEY





HILLSLIE · LOWER LITTLEWORTH · · AMBERLEY · GL5 5AN

BEDROOMS: 6

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £1,250,000

- Handsome Family Home
- Prime Village Location
- 3 Receptions
- Landscaped Garden
- Excellent Local Schools
- Magnificent Views
- 6 Bedrooms
- Observatory
- Garage and Driveway Parking

A handsome 6-bed historic home in a magnificent elevated location in the heart of the popular village of Amberley with sensational views and a host of character features

DESCRIPTION

Hillslie offers a substantial family home in a prime central village location. Dating back to the late 1800s, only four families have played custodian to this historic house in its nearly 200 year history, testament to just how special a home it is.

As soon as you step inside the pretty entrance porch, you sense this is a home that exudes a welcoming warmth, the sort of house where generations of happy families have grown up. Sympathetically updated over the years, the home now benefits from underfloor heating throughout.

Nestled in the side of the valley, the property is accessed via a sweeping drive leading to a pretty frontage. An ornate porch and large bay window create a charming facade.

The sitting room is a wonderful light-filled space with large bay window, a door opening to the rear terrace and a working fire place. The room works equally well for hosting as for everyday living. A second reception with french windows to the front, makes an ideal family

room or snug and is currently used as an art studio.

The spacious kitchen is located in the central hub of the house and is clearly the heart of the home. Fitted units provide ample discreet storage along with an Aga for cooking up a feast. There is ample room for a kitchen table, ideal for family suppers and also a large dining table for hosting, along with room for armchairs and a sofa for relaxed everyday living. A working fireplace compliments the dining area and an arched door opens to the rear terrace, ideal for alfresco dining. A door from the kitchen accesses stairs to the cellar, a useful storage space that runs below the sitting room.

An inner hall provides access to a utility, boot room, cloakroom and store room/larder providing plentiful space for storage and hiding laundry and muddy boots etc.

A large garden room, initially built for the purpose of an indoor swimming pool (now covered over and not functioning) offers a wealth of opportunity to develop and create a

third reception room or possibly even re-house the kitchen. The light-filled room benefits from a full-width apex window framing the sensational views and is currently used as a workshop and store room.

The original staircase leads to the upper floors where six bedrooms are located across two floors. The three first floor bedrooms are all good-sized doubles and there is also a large family bathroom and a dressing room at this level. The two bedrooms overlooking the valley benefit from magnificent far-reaching views and bedroom three is a dual aspect room with a pretty outlook to the woodland beyond the lane. Three further bedrooms enjoying elevated views, plus a bathroom and a kitchenette (currently used as a studio/art room) are located on the second floor.

The piece de resistance of Hillslie is tucked away at the top of the house where an observatory offers truly breath-taking, far-reaching views across the valley to May Hill, Woodchester, Stroud and Selsley. The perfect escape, the observatory is an ideal spot to peruse the panorama and enjoy magnificent

sunsets. It could also make a unique home office.

OUTSIDE

The landscaped garden is mainly set to the rear of the house and comprises well-stocked borders and a terraced area with lawn. A large patio runs along the rear of the house, offering the perfect spot for alfresco entertaining in the warmer months and a great area to relax and soak up the exceptional views. The top garden is bordered with mature yew hedging with picket gates leading to a lower garden with fruit trees and an area for growing vegetables.

A roundabout drive allows for ease of access with parking for several cars and a garage is located at the top of the drive, together with additional parking.



LOCATION

Littleworth is a charming hamlet in the parish of Amberley. A quintessentially Cotswold village located on the fringe of Minchinhampton Common, Amberley is surrounded by hundreds of acres of National Trust Land and glorious rolling hills. With a sought after village school and two popular pubs, both within walking distance of Hillslie, the village has a tremendous sense of community spirit.

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, which also has a large Waitrose along with a host of other supermarkets and an award-winning Saturday Farmers Market. Closer still, are Minchinhampton and Nailsworth, both small market towns with a good range of independent retailers and coffee shops.



DIRECTIONS

From our Minchinhampton Office proceed to the Market Place, leading into Butt Street and on reaching the main A419, turn left towards Stroud. Continue across the Common and as the road descends on the far side, take the first left, immediately after The Bear Hotel and then immediately left again back along the side of the valley. After circa 0.5 miles, Hillslie will be found on the right, identified by a five bar gate and cattle grid.





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

E

SERVICES

Water, gas and electricity are connected to the property. Gas CH. Lissom drainage. Stroud District Council Tax Band H £4691.61. Ofcom Checker: Broadband, Gigaclear full fibre 900 Mbps. Mobile, Inside - limited, Outside - all likely.

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

Hillslie, Lower Littleworth, Amberley, Stroud, GL5 5AN

Approximate Gross Internal Area
 House = 326.1 sq m / 3510 sq ft
 Cellar = 23.7 sq m / 255 sq ft
 Garage = 27.7 sq m / 298 sq ft
 Total = 377.4 sq m / 4062 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 206159

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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