



EDGEHILL · PINFARTHINGS · AMBERLEY

MURRAYS
SALES & LETTINGS



EDGEHILL

EDGEHILL · PINFARTHINGS
AMBERLEY · STROUD
GL5 5JJ

BEDROOMS: 6

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £1,350,000

- Handsome Late Victorian Home
- High Ceilings
- Large Cellar
- Prime Village Location
- Wonderful Views
- Beautifully Proportioned Rooms
- Character Features
- Extensive Parking
- Workshop
- Large Landscaped Garden backing onto National Trust Common Land

A superbly proportioned late Victorian home with an imposing yet welcoming presence offering handsome rooms, high ceilings and a host of character features, in a prime village location backing onto National Trust Common Land

DESCRIPTION

A beautifully proportioned family home, Edgehill offers the perfect combination of Victorian elegance alongside understated grandeur. Handsome gates lead off a quiet country lane into a spacious gravel parking area with steps leading to the main entrance. Typical of the era, an ornate putto carving frames the entrance.

The property opens to an inner porch opening to a good-sized reception hall, ideal for greeting guests. The home has a wonderful sense of light and space with high ceilings and large windows throughout.

The two main receptions can be opened up to create a single impressive entertaining space or divided into a separate drawing and dining room. An original fireplace creates a warming focal point in the drawing room and a magnificent bay

window in the dining room allows for plentiful natural light. Both rooms benefit from cornicing which neatly accentuates the room's impressive proportions.

The kitchen is set to the rear of the house with built-in storage and room for a table and wonderfully tall windows overlooking the side garden. A useful laundry room plus cloakroom and boot room lead off the kitchen, creating ample room for muddy boots and country paraphernalia after a walk in the surrounding countryside. A large cellar is accessed via the rear porch.

A study and second cloakroom complete the ground floor.

A handsome staircase leads to the upper floors with four first floor bedrooms and a family bathroom plus a further two bedrooms on the second floor.

An ornate balcony leads off the first floor landing with wonderful views across the garden.

The bedrooms are well-proportioned and benefit from lovely views across the valley and gardens. High ceilings create a sense of presence and a large bay window in one of the principal bedrooms, perfectly frames the valley views.

A further two large bedrooms are located on the second floor, both with original fireplaces, along with a large shower room.

GROUND AND OUTBUILDINGS

The grounds are a real feature of the property. Enveloping the house, the garden has been thoughtfully landscaped to provide various seating areas for relaxing and enjoying the magnificent views, along with

pretty areas divided by manicured beech hedging.

A large level lawn sits directly to the front of the house, perfect for a game of croquet or family parties.

A summerhouse overlooks the main lawn and a covered seating area perched at the top of the garden provides a perfect spot for sundowner drinks whilst soaking up the sensational far-reaching view.

A large workshop sits to the side of the house with an area of pretty woodland to the rear framed with a handsome dry stone wall.

There is parking for several cars on a gravel driveway along with a spacious double car port.



LOCATION

One of the key draws to Edgehill is its magnificent location. Bordering National Trust common land, the property benefits from exceptional valley views.

A short walk from Amberley village with two popular pubs, a sought after village school and a community run village shop, Edgehill offers the perfect rural environment to bring up a family.

The village is highly regarded as one of the most popular villages in the area due to its superb westerly views and welcoming community.

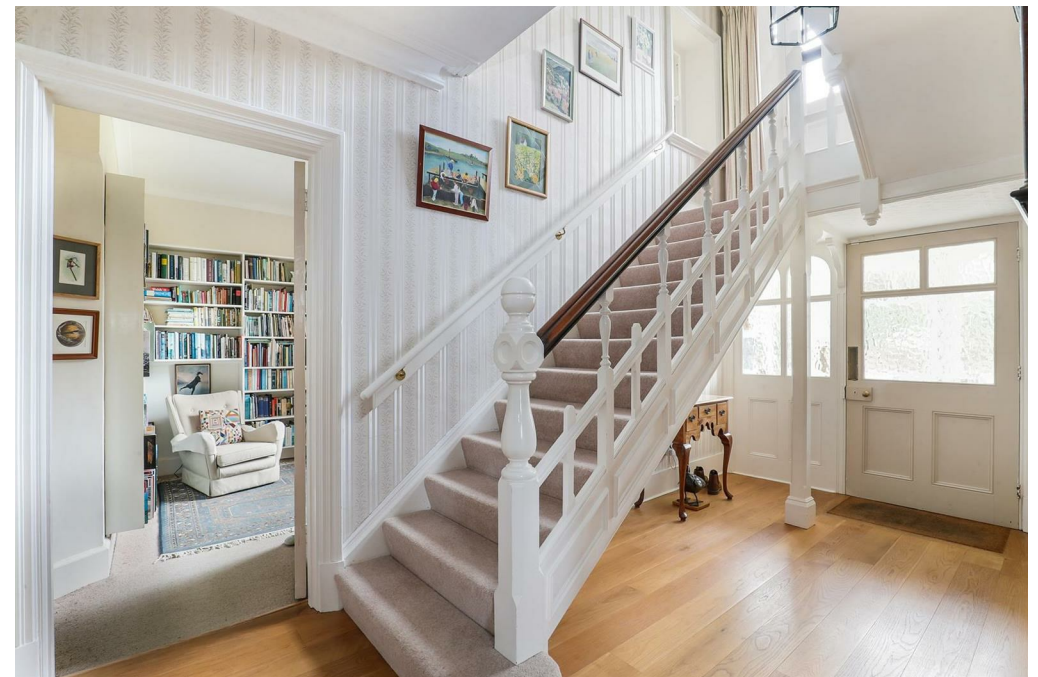
Nearby Stroud, has a host of amenities including a large Waitrose plus other supermarkets, along with an award-winning Farmers Market. Closer still are Minchinhampton and Nailsworth, both small market towns with a good range of independent retailers.

One of the key draws to the area is the excellent choice of schools. In the private sector Beaudesert Park is a short walk from Edgehill and Wycliffe College in

Stonehouse is within easy reach, as well as several popular schools in Cheltenham. There is also a good choice of grammar schools in Stroud, Gloucester and Cheltenham.

There are lovely walks in the vicinity including Minchinhampton Common, offering over 650 acres of National Trust land and also host to one of three challenging golf courses.

The area is well placed for travel links with the M5 and M4 both easily accessible and London within 2 hours by car or circa 90 minutes by train from nearby Stroud Station.



DIRECTIONS

Leave our Minchinhampton office via West End and head out to Tom Long's post on the common; turn left at the staggered junction in the direction of Nailsworth. Take the first right hand turning towards Beaudesert Park School; follow the road for circa 200 yards and take the first sharp left hand turn, where Edgehill will be found, first house on the left hand side.





MURRAYS

SALES & LETTINGS

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41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

D

SERVICES

Water, Gas and Electricity are connected to the property. Gas CH. Septic tank drainage. Stroud District Council Tax Band G £3,909.67. Ofcom Checker: Broadband, Standard 16 Mbps, Superfast 80 Mbps; Mobile, EE O2 & Vodafone inside, all networks outside

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

Edgehill, Pinfarthings, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	302 sq metres / 3251 sq feet
Cellar	97 sq metres / 1044 sq feet
Carport	33 sq metres / 355 sq feet
Summerhouse	5 sq metres / 54 sq feet
Workshop	26 sq metres / 280 sq feet

Total	463 sq metres / 4984 sq feet
(Includes Limited Use Area)	11 sq metres / 118 sq feet

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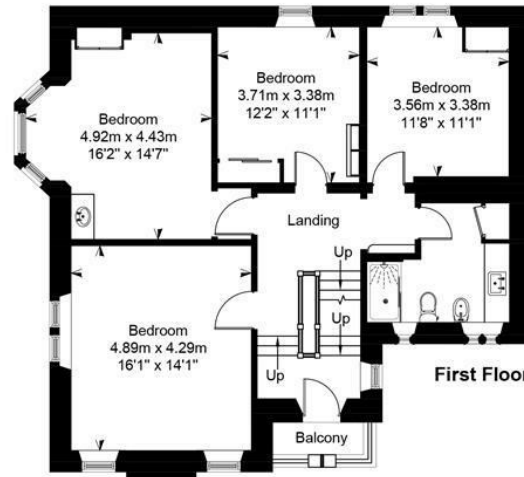
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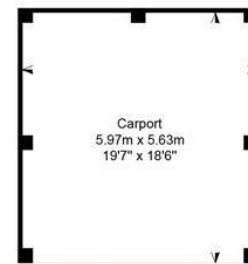
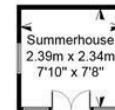
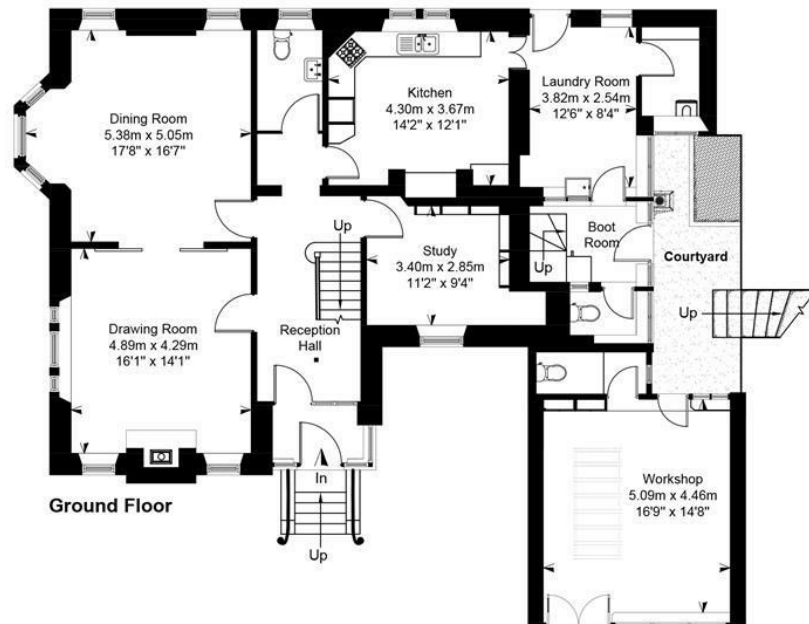
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

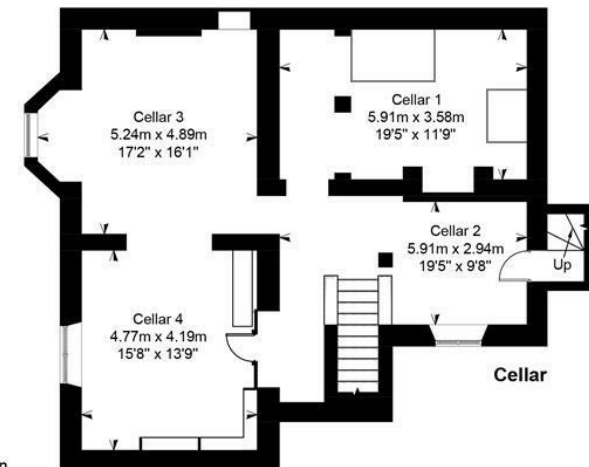
IPMS = International Property Measurement Standard



[---] = Limited Use Area



Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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