



AMBROSE COTTAGE, BRIMSCOMBE HILL, STROUD

BRIMSCOMBE HILL
WALLS QUARRY
BRIMSCOMBE
STROUD
GL5 2PA

A beautifully and imaginatively laid out
period cottage in an elevated position with
wonderful views across the valley

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £350,000

FEATURES

- Elevated Position
- Beautifully Presented
- Wonderful views across the Valley
- 2 Reception Rooms
- Flexible Accommodation
- Balcony Terrace
- Enclosed Private Garden
- Off Street Parking for 2 Cars



DESCRIPTION

Ambrose Cottage is a well presented characterful Cotswold Stone cottage situated in an elevated position on Brimscombe Hill. With comfortable, modern, and intelligently arranged accommodation over three floors.

On the ground floor is a cosy sitting room with an imposing stone fireplace with a modern wood burning stove, and a double bedroom with an en-suite WC/wash basin. Stairs from the sitting room lead to the first floor reception, ideal, as it is currently being used, as a dining room, but also as a second sitting room if required.

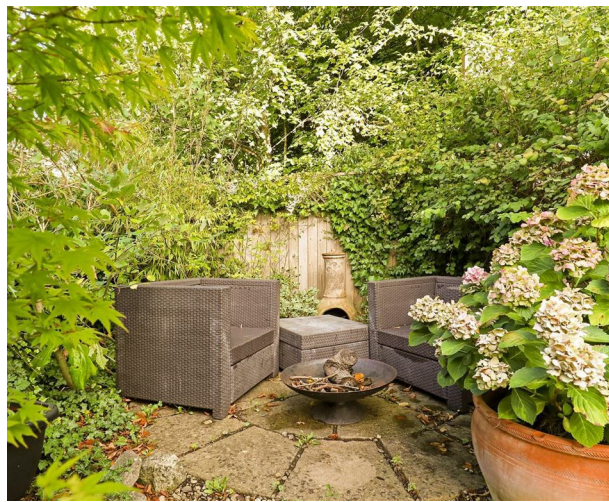
This leads through into the well fitted kitchen with direct access to the balcony terrace and lovely panoramic views across the Golden Valley. Stairs continue to the second floor double bedroom and adjacent bathroom, also with excellent views.

Outside, steps down from the balcony terrace lead to the landscaped cottage garden with gravel path a

secluded sitting area and a useful garden store as well as practical side gate access.

Off street parking for two cars in tandem is located behind the property on The Roundabouts, a real rarity for a property of this size.





DIRECTIONS

From our Minchinhampton office, head along West End and proceed along Windmill Road in the direction of Minchinhampton Common. Turn right off Windmill Road towards Tom Longs Post. Turn left onto Cirencester Road and then immediately right down Brimscombe Hill. Approximately half a mile down, the cottage can be found on your right hand side on the corner of the small lane signposted to Burleigh Court Hotel. To park, take this small lane and the parking is on the left.

LOCATION

Ambrose Cottage is located two thirds of the way down Brimscombe Hill, just below the open spaces of Minchinhampton Common offering more than 650 acres of glorious National Trust land with wonderful walks, as well as a popular golf course.

Brimscombe is one of a number of adjacent villages which are strung along both flanks of the Chalford Valley, where many of the older properties are associated with the weaving trade that once flourished locally. There are a host of local amenities including the award winning Ship Inn as well as the popular Long Table.

One of the key draws to the area is the excellent choice of schools with a well-regarded primary school a few hundred meters away and several sought after grammar schools in nearby Stroud, Cheltenham and Gloucester.

The area is very convenient for accessing nearby Stroud and Minchinhampton. Stroud is a vibrant market town very much with its own identity and a good range of independent retailers, an award winning Farmers' Market as well as four major supermarkets. Minchinhampton boasts a host of amenities with several popular cafes, a gastro pub, post office, chemist and village store, to name but a few.

The property is also well located for transport links with both the M4 and M5 motorways easily accessible and trains into London Paddington from Stroud mainline station, circa 90 minutes.



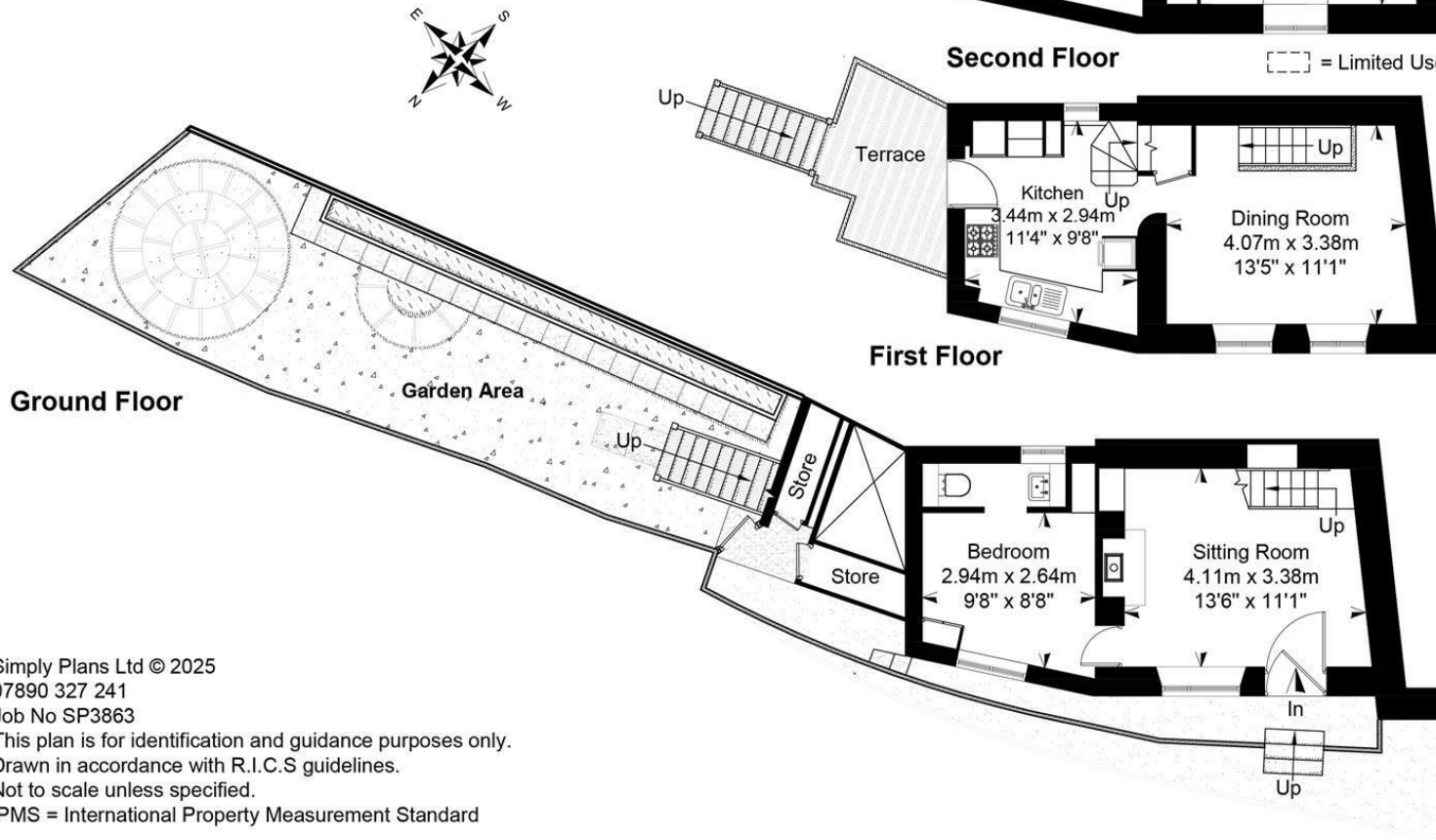
Ambrose Cottage, Brimscombe Hill, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House

75 sq metres / 807 sq feet

(Includes Limited Use Area

7 sq metres / 75 sq feet)



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07890 327 241

Job No SP3863

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

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band C - £2,085.15 (2025/26). Ofcom checker: Broadband - standard 19 Mbps superfast 80 Mbps, Mobile phone networks - Three, O2, Vodafone, EE

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