

PRIORY VIEW
THEESCOMBE AMBERLEY





PRIORY VIEW · 12 THEESCOMBE HILL THEESCOMBE · AMBERLEY · GL5 5AT

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £1,250,000

- Stylish Contemporary Home
- Open-plan Living Spaces
- 4 Double Bedrooms
- Light-filled rooms
- Exceptional Views
- Landscaped Garden
- Located in a pretty Cotswold Hamlet
- Double Garage

A stylish contemporary home with magnificent far reaching views and carefully thought out living spaces, in an elevated, edge of village location

DESCRIPTION

Priory View offers a contemporary and stylish home with truly exceptional views. The property has been thoughtfully designed to create practical living spaces which blend seamlessly with the panorama, optimising the magnificent views at every opportunity.

The house works superbly for everyday living and equally well for entertaining and hosting, with wonderful light-filled, open-plan living spaces.

The main reception areas have a wonderful sense of flow with the sitting room clearly the heart of the home. Offering truly exceptional views, the sitting room is an ideal 'show stopping' room for entertaining, whilst also working equally well for everyday relaxing. A cassette wood burner creates a stylish focal point to the room and the perfect cosy-up for the colder months. Sliding doors open to a spacious decking area, ideal for alfresco entertaining. An open-plan dining room offers the perfect space for dining with family and friends.

A spacious kitchen with sleek black units and built-in appliances provides ample discreet storage and plentiful preparation space. A separate utility room off the main reception hall neatly hides away laundry and coats and boots can be hidden away in the built-in storage cupboards in the inner hall.

The property benefits from four double bedrooms, two with en-suite and one located on the ground floor. All of the bedrooms have been thoughtfully laid out to offer both comfort and practical living, with

ample storage. The bedrooms all benefit from wonderful valley and garden views. A family bathroom is also located on the lower ground floor.

Decking runs along the full length of the lower ground level creating an additional outside space for relaxing and entertaining. The upper decking area currently houses outside furniture for dining and relaxing. The garden envelopes the property and comprises landscaped sloping lawns with well-stocked borders. A double garage sits to the side of the property.



LOCATION

The location of Priory View 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. Beaudesert Park is within walking distance of Priory View and Wycliff 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 Priory View will be found on the right hand side.





MURRAY'S

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Painswick

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The Old Baptist Chapel, New Street,
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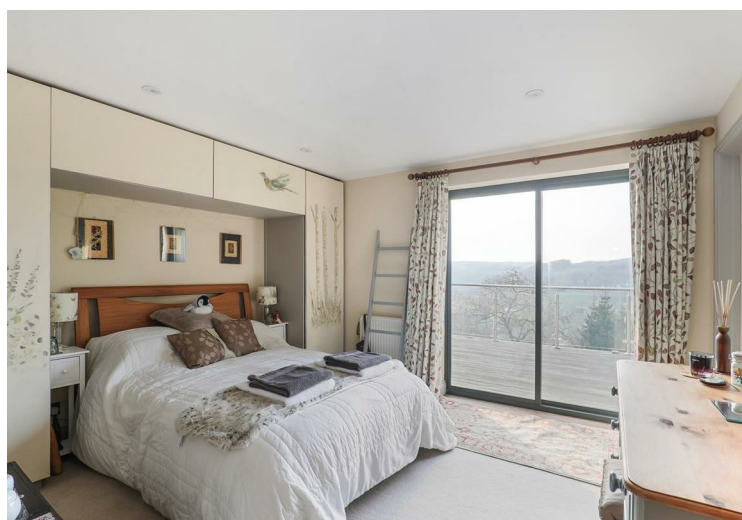
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

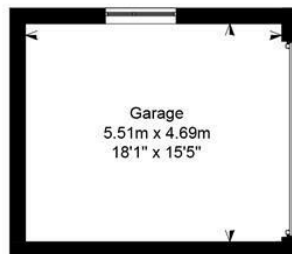
EPC

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SERVICES

Water, Gas and Electricity are connected to the property. Gas Central Heating. Septic Tank Drainage. Stroud District Council tax band F - £3,208.87. Ofcom Checker: Broadband - standard 12 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone, Three

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



Outbuilding Not Shown In Actual Location Or Orientation
Garage Measured Externally



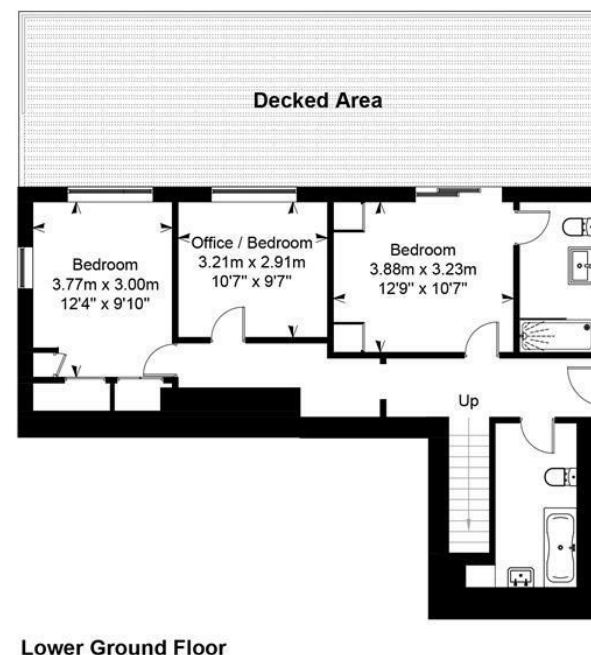
12 Theescombe Hill, Amberley, Gloucestershire

	Approximate IPMS2 Floor Area
House	179 sq metres / 1926 sq feet
Garage	26 sq metres / 280 sq feet
Total	205 sq metres / 2206 sq feet

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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



SUBJECT TO CONTRACT

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