



HILLTOP COTTAGE · AMBERLEY

HILLTOP COTTAGE
PINES ROAD
AMBERLEY
STROUD
GL5 5AB

A quintessential Cotswold cottage, immaculately and stylishly presented with a stunning courtyard garden, in a fabulous location overlooking Minchinhampton Common

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £500,000

FEATURES

- Cotswold Cottage
- Character Features
- Overlooking Minchinhampton Common
- Immaculately Presented
- Stunning Courtyard Garden
- Sought After Village Location
- Freehold
- Offered Chain Free



DESCRIPTION

Hilltop Cottage is a home filled with style and character which is located immediately adjacent to Minchinhampton Common.

A cottage gate opens to the pretty front garden with a path flanked by well established raised beds leading to a useful entrance porch. This opens into the stunning and spacious sitting/dining room with an inglenook fireplace with wood burner inset, providing a lovely focal point. Exposed beams, oak latch doors and window seats give the room a real cottage charm. This charm continues throughout the rest of the cottage which has been finished to a high specification.

The kitchen is to the rear and is fitted with modern grey shaker units, fitted appliances, including a Belfast sink and a tiled floor with underfloor heating. Double doors open directly from the kitchen into a delightful and spacious rear courtyard garden with well stocked borders and plenty of room for entertaining, plus a garden shed.

Stairs lead off the sitting room to a good sized first floor double



bedroom with ample built-in storage and wonderful views overlooking the Common. There is also a bathroom with bath and shower over.

The principal suite is located on the second floor and is a beautifully presented light and airy room, again with ample built-in cupboards and stunning views across the Common.





DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill Road and at the staggered junction on the Common continue over towards Amberley with the reservoir on your right. Drop down the hill and take the first right just before the Amberley Inn. Follow the lane up the hill and Hilltop Cottage will be found on the left hand side, opposite the red telephone box and just after the sharp bend. Ample roadside parking is available directly opposite the cottage.

LOCATION

Amberley is a quintessential Cotswold village in an enviable location on the fringe of Minchinhampton Common. With a popular village school, a volunteer run shop/cafe and two popular pubs, all within easy walking distance of Hilltop Cottage, the village has a tremendous sense of community spirit.

The surrounding Minchinhampton Common offers over 650 acres of National Trust land, 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.

Stroud is approximately 3 miles away and offers a great choice of restaurants, cafes and shops with a Waitrose among several other supermarkets as well as an award winning Saturday 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. 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 choice of schools in the private sector, including nearby Beaudesert Park and Wycliffe in Stonehouse.

London is within 2 hours by car or circa 90 minutes by train from nearby Stroud and the M4 and M5 are both easily accessible.





Hill Top Cottage, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 79 sq metres / 850 sq feet

(Includes Limited Use Area 3 sq metres / 32 sq feet)

Simply Plans Ltd © 2022

07890 327 241

Job No SP2765

This plan is for identification and guidance purposes only.

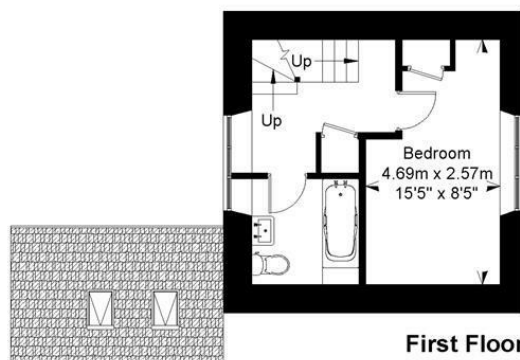
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

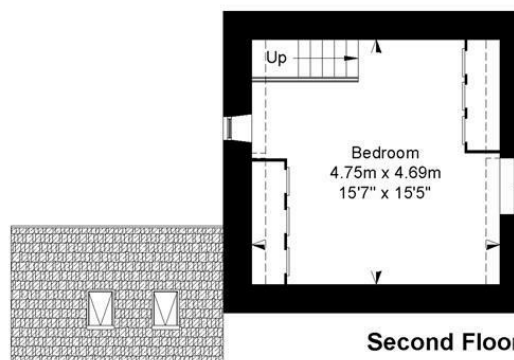
IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation

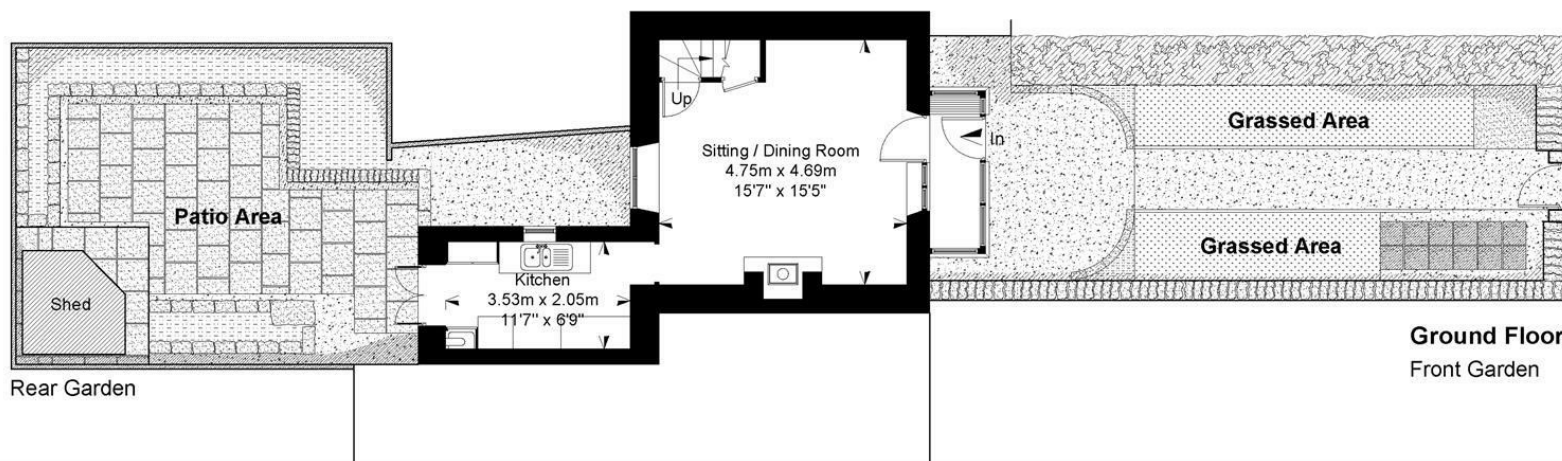


First Floor



Second Floor

--- = Limited Use Area



Ground Floor
Front Garden

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

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

D

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band C - £2,805.15 Ofcom Checker: Broadband - standard 20 Mbps ultrafast 1000 Mbps, Mobile Networks - outdoor all likely

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