

MILL END COTTAGE
ST CHLOE, AMBERLEY

MURRAYS
SALES & LETTINGS



**MILL END COTTAGE
ST. CHLOE
AMBERLEY
GL5 5AP**

A charming and beautifully presented Cotswold stone cottage in an elevated setting in the sought after hamlet of St Chloe in Amberley

**BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2**

GUIDE PRICE £540,000

FEATURES

- Renovated to a high standard
- Beautifully presented
- Enclosed Rear Garden
- Covered Terrace
- Sought After Location
- Easy access to The Common
- Well proportioned Accommodation
- Off Street Parking
- Elevated Position
- Close to Nailsworth and Stroud



DESCRIPTION

Mill End Cottage is an immaculately presented and pretty Cotswold stone cottage in the hamlet of St Chloe. Having been renovated throughout in a modern but traditional style maintaining it's period features.

The front door leads into an inviting central dining room with warm limestone flooring. To the right of this step lead up to a modern shaker-style kitchen with a single AGA and a stable door giving access to the rear courtyard and parking area. On its other side is a cosy sitting room with wood burning stove and double doors leading out to a covered terrace, giving extra year-round entertaining space. There is also a shower room with plenty of built in storage on this floor.

Stairs from the sitting room lead up to the first floor where the first of the three double bedrooms and the family bathroom are located. The further two double bedrooms with velux windows and wooden beams are on the second floor.

The rear covered terrace leads up to a small level lawned area and a further sunny terrace. Gated side access leads to the adjacent gravelled parking area.





DIRECTIONS

Travelling across the Common on the Cirencester Road towards Stroud take the first left, immediately after The Bear Hotel and then immediately left again back along the valley. Follow the lane along the side of the valley and after circa one mile, after the allotments, continue straight on to where the lane narrows and Mill End Cottage can be found on your right.

LOCATION

St Chloe is part of the parish of Amberley, set on a west facing slope, immediately beneath the open expanse of Minchinhampton Common, due south of Stroud. Mill End Cottage is ideally located for many beautiful walks and the village has two pubs and a popular primary school. The thriving market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen and an award winning baker, is less than a ten minute drive. Nearby Stroud has a major Waitrose supermarket, as well as several other supermarkets, a multiplex cinema, provincial theatre and mainline station. For sporting enthusiasts there are three challenging golf courses on nearby Minchinhampton Common, as well as numerous cycling, riding and walking routes.

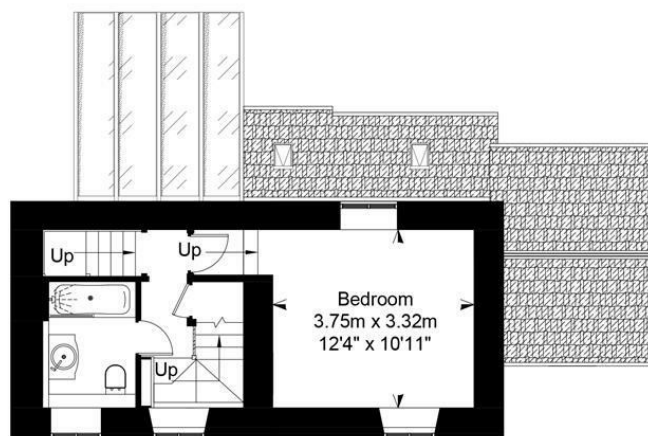
One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. There is also a popular village primary school in Amberley.

The area is well placed for travel links with regular services into London Paddington, (circa 90 minutes) from Stroud Station and both the M5 and M4 motorways easily accessible.

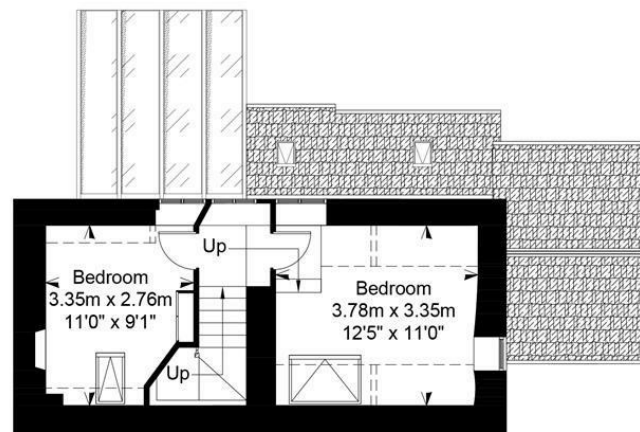


Mill End Cottage, St Chloe, Amberley, Gloucestershire

House
Approximate IPMS2 Floor Area
99 sq metres / 1065 sq feet
(Includes Limited Use Area 6 sq metres / 64 sq feet)

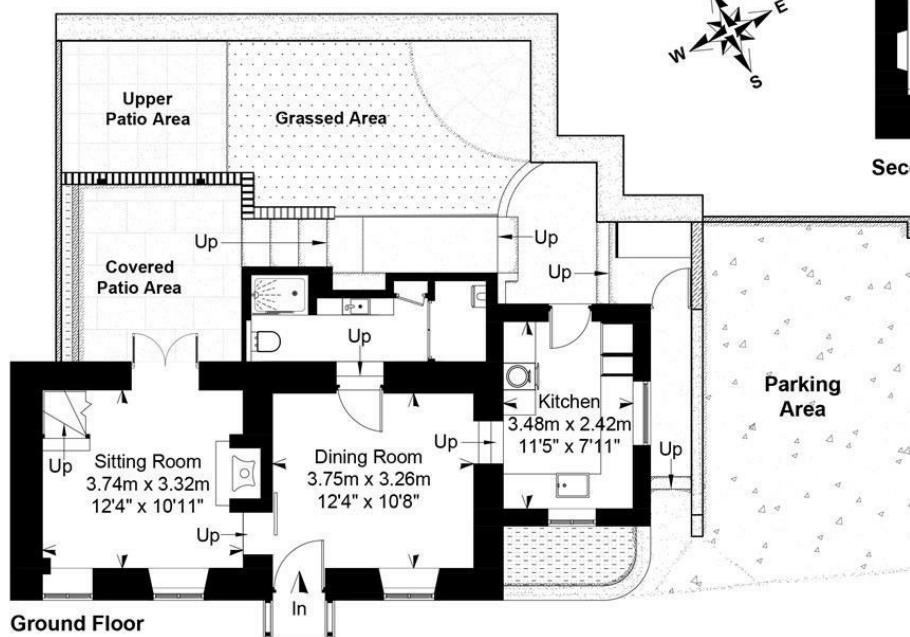


First Floor



Second Floor

□ = Limited Use Area



Ground Floor



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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

MURRAY'S

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3 High Street, Minchinhampton GL6 9BN

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0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

E

SERVICES

All mains services are believed to be connected to the property. Gas CH.
Stroud District Council Tax Band D
£2,345.13 . Ofcom Checker: Broadband,
Standard 18 Mbps Ultrafast 1000
Mbps. Mobile, Inside - EE, Outside - all
likely.

SUBJECT TO CONTRACT

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