



THIMBLE COTTAGE · LOWER LITTLEWORTH · AMBERLEY

THIMBLE COTTAGE
LOWER LITTLEWORTH
AMBERLEY
STROUD
GL5 5AW

A well presented 3 Bedroom cottage with wonderful far reaching views located in popular and sought after Littleworth, Amberley

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £600,000

FEATURES

- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- WEST FACING GARDEN
- FAR REACHING VIEWS
- DETACHED GARAGE
- OFF STREET PARKING
- FREEHOLD



DESCRIPTION

Thimble Cottage is a charming 3 bedroom property in the heart of Littleworth. Hidden away this property provides privacy and seclusion with incredible westerly views across the valley towards Woodchester and beyond. With off-street parking available in front of the detached garage, the property is approached via a gravelled path leading through the front garden. The centrally located front door leads into a welcoming hallway with the bright kitchen/breakfast room immediately to your right. A staircase from this room leads up to a first floor dining room featuring a Juliet balcony with double doors making the most of the uninterrupted views. To the left of the entrance hallway is a cosy sitting room with an open stone fireplace and views over the pretty front garden. There is also a ground floor shower room. The bedrooms are accessed via a second staircase from the sitting room. Two of these, including the principal bedroom and en-suite bathroom are on the first floor, plus an additional WC. The third, with useful additional storage, is located on the second floor.

The garden, located to the front of the property is beautifully landscaped with mature shrubs and trees, a lovely area to relax and further enjoy the views. To the rear of the property is a large wood store and garden shed with further storage options.





DIRECTIONS

From our Minchinhampton Office proceed to the Market Place, leading into Butt Street. Turn left on the Cirencester Road heading towards Stroud. Continue across the Common and as the road descends on the far side, take the first left, immediately after The Bear Hotel and then immediately left again back along the side of the valley. After just over one mile, Thimble Cottage will be found on the your left hand side, just before the allotments.

LOCATION

A haven of rural tranquillity, Lower Littleworth sits on the fringes of the sought after village of Amberley. Located adjacent to Minchinhampton Common, providing immediate access to hundreds of acres of National Trust common land, yet still within easy reach of numerous local amenities. The thriving market town of Nailsworth is within 5 minutes drive, offering a wide range of independent retailers including the popular delicatessen and restaurant, William's Kitchen, together with numerous other cafes and shops. Stroud is within a 10 minute drive and similarly offers a host of amenities, including an award winning Saturday Farmers' Market and a major Waitrose store, together with several other leading supermarkets. Communication links are excellent, with trains to London Paddington from Stroud mainline station (circa 90 mins) and Kemble mainline station also within 20 minutes drive. The M4 and M5 motorways are also easily accessible. A competitive choice of sought after schools is also a key draw to the area, with Beaudesert Park School located within five minutes drive, together with numerous leading schools in Cheltenham and nearby Westonbirt. There are also a selection of sought after grammar schools in Stroud, Gloucester and Cheltenham.



Thimble Cottage, Littleworth Amberley, Gloucestershire

Approximate IPMS2 Floor Area

House	95 sq metres / 1023 sq feet
Attic Room	13 sq metres / 140 sq feet
Attic Space	6 sq metres / 64 sq feet
Garage	15 sq metres / 161 sq feet

Total	129 sq metres / 1388 sq feet
(Includes Limited Attic Room Use Area	8 sq metres / 86 sq feet)
(Includes Limited Attic Space Use Area	3 sq metres / 32 sq feet)

Simply Plans Ltd © 2023

07890 327 241

Job No SP3019

This plan is for identification and guidance purposes only.

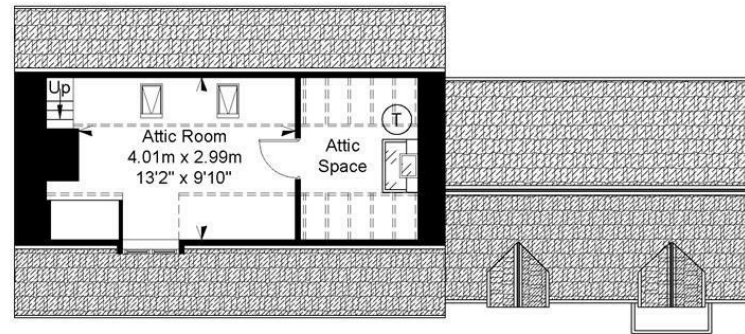
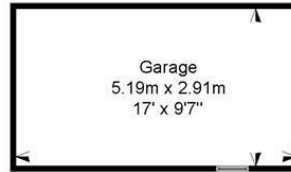
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

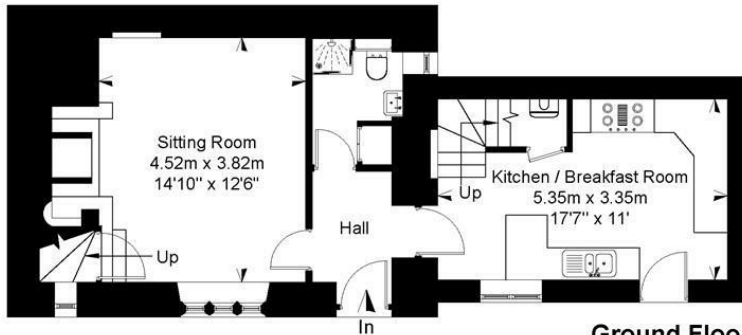
Outbuildings

Not Shown In Actual Location Or Orientation

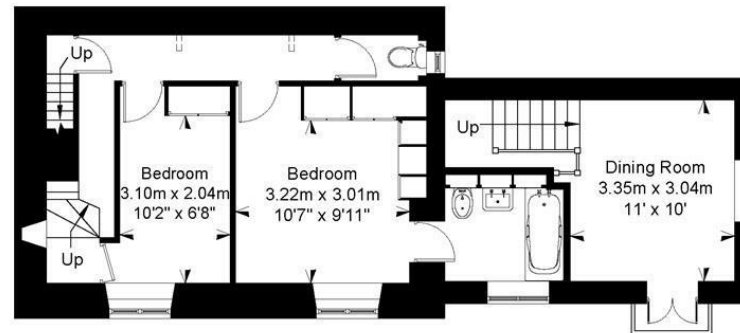


Second Floor

--- = Limited Use Area



Ground Floor



First Floor

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

E

SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band F, £3,388.39. Ofcom Checker: Broadband, Standard 18 Mbps, Ultrafast 1000 Mbps. Mobile, O2, EE, Three & Vodafone.

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