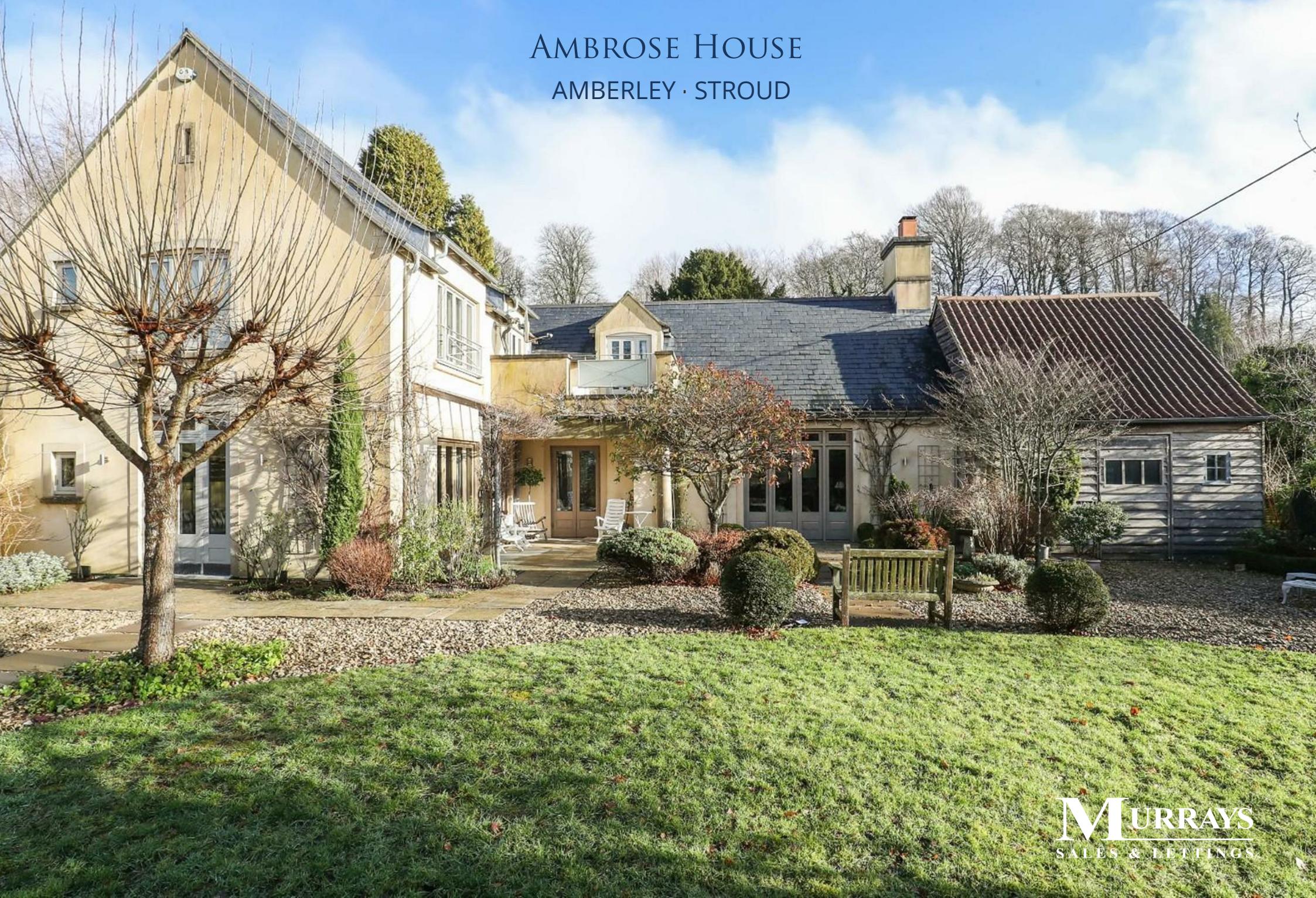


AMBROSE HOUSE  
AMBERLEY · STROUD





# AMBROSE HOUSE · AMBERLEY · STROUD · GL5 5JG

**BEDROOMS: 3**

**BATHROOMS: 4**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £1,600,000**

- Impressive Home in a sought-after Location
- High Ceilings
- Indoor Swimming Pool & Sauna
- Garaging & Storage
- Adjoining National Trust Common Land
- Beautifully Proportioned Rooms
- Character Features
- Landscaped Garden
- Village Location
- Driveway Parking

**Ambrose House offers a handsome home with a wonderful feeling of opulence throughout with beautifully proportioned rooms, high ceilings and a lovely sense of flow. Located in the heart of the sought-after village of Amberley and backing onto National Trust land, the property benefits from an indoor swimming pool and a wealth of character features.**

## Description

Ambrose House exudes style around every turn. The home is filled with natural light with beautifully proportioned rooms, high ceilings and character features.

Built by the current owners in 2008, the property combines the benefits of modern living alongside a host of stylish reclamation finds, thoughtfully introduced to create a truly unique home. Spacious rooms, wide doorways and a wonderful sense of flow throughout, combine to create an impressive and adaptable home.

A handsome entrance with ornate reclaimed stone surround sets the tone for the remainder of this character filled home. A useful inner porch, ideal for muddy boots and country paraphernalia opens to a good-sized reception hall with Indian limestone sourced from a French reclamation yard.

The kitchen is set to the rear of the property and is a lovely light-filled room with ample room for a good-sized table and two sets of doors opening to

the garden and patio areas. A black Esse range cooker is ideal for cooking up a feast and fitted units provide plentiful discreet storage along with a large larder cupboard.

The kitchen leads open-plan to a spacious dining room, ideally suited to more formal entertaining or larger supper parties.

Handsome double doors open to the drawing room, affectionately referred to as the salon by the current owners due to the French influence in the decor. An ideal statement room for entertaining, double doors open to the garden for the warmer months and a bespoke fireplace modelled on a French design makes for cosy evenings in the colder months. A vaulted ceiling with beams painted in a soft blue hue creates a superb sense of light and space. A useful home office leads off the drawing room with circular access to the main hall.

An indoor heated swimming pool plus sauna, changing room, shower and cloakroom, completes

the ground floor with access to a pretty courtyard area from the poolside.

Three bedrooms are located on the first floor, two with en-suite and the third with access to a family bathroom, which also discreetly houses a washing machine and dryer.

The principal suite enjoys wonderful views over the adjoining National Trust common land and benefits from a large en-suite plus an adjoining spacious dressing room along with access to a good-sized balcony overlooking the verandah and garden.

A mezzanine glass fronted gallery overlooks the drawing room and is currently used as a studio/home office but would convert well to a fourth bedroom; the balcony can also be accessed from the gallery, offering the perfect space to enjoy the view and relax with a coffee.

A large attic with a small oval window can be accessed via a folding ladder, offering extensive storage space.

## Garden and Outbuildings

The level garden is set to the rear of the property. South-westerly facing, the garden benefits from a choice of seating areas along with a wonderful verandah with magnificent supporting stone pillars (another clever reclamation find). A mature wisteria festoons the south-facing verandah while a white mulberry tree shades a further west-facing patio during the day, leaving it exposed to catch the evening sun.

The garden is compact but strategically planted with a mix of small evergreen and deciduous shrubs to provide year-round interest. A garden gate leads onto a small part of the National Trust Common making the neighbouring majestic oak feel like an extension of the garden.

The property benefits from extensive garaging and storage with two separate garages, a large workshop and a pump room. A cattle grid leads off the lane with a sweeping driveway running down to the house.



## Location

Amberley is a quintessentially Cotswold village located on the fringe of Minchinhampton Common, surrounded by hundreds of acres of National Trust Land and glorious rolling hills.

The village has a thriving, award-winning community shop and cafe just minutes from Ambrose House, as well as two popular pubs, both within easy walking distance.

The surrounding Minchinhampton Common is 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.

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 selection of schools in the private sector, including nearby Beaudesert Park.

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

The nearby market town of Stroud has excellent amenities including a large Waitrose along with a host of other supermarkets and an award-winning Saturday Farmers Market.

The market towns of Minchinhampton and Nailsworth are also within easy reach, both with a good range of independent retailers and coffee shops.



## Directions

Leave our Minchinhampton office via West End until you reach the staggered T junction on Minchinhampton Common; turn left and immediately right and follow the road down the hill to Amberley. Turn left immediately after the school and follow the lane past the church. Ambrose House is the first house on the right after the church.





# 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

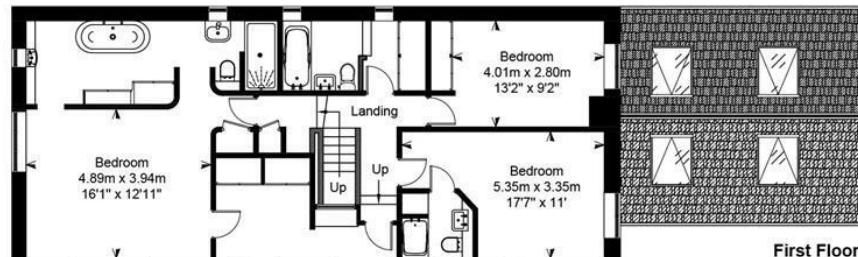
## EPC

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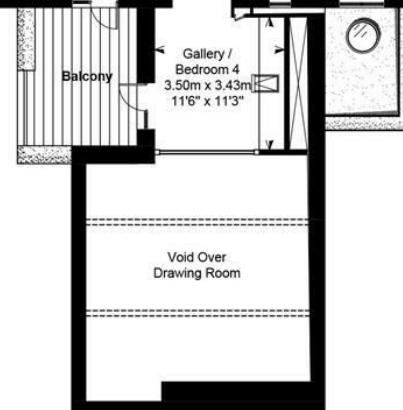
## SERVICES

Mains Water, gas and electricity are connected to the property. Underfloor heating. Sewage treatment plant. Stroud District Council Tax Band G £3909.67. Ofcom Checker: Broadband, Standard 19 Mbps, Ultrafast 1000 Mbps; Mobile, all networks good outside

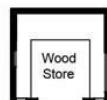
For more information or to book a viewing  
please call our Minchinhampton office  
on 01453 886334



## First Floor

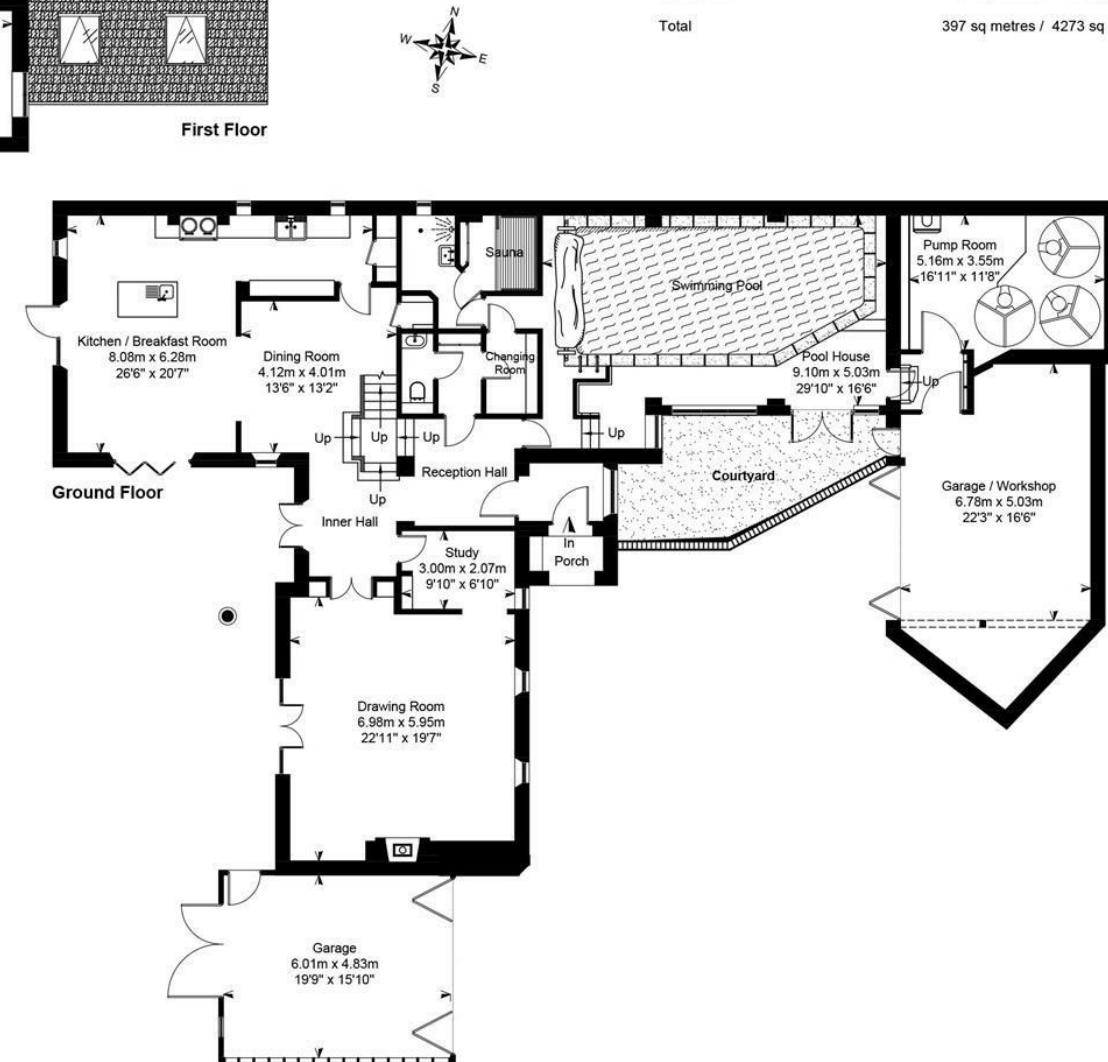


Void Over  
Drawing Room



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Job No SP3939  
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



## Ambrose House, Amberley Stroud, Gloucestershire

Approximate IPMS2 Floor Area (House Including Pool House)	
House	303 sq metres / 3261 sq feet
Garage / Workshop & Pump Room	60 sq metres / 646 sq feet
Garage	29 sq metres / 312 sq feet
Wood Store	5 sq metres / 54 sq feet
<b>Total</b>	<b>397 sq metres / 4273 sq feet</b>

## 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