

HOPE COTTAGE

LOWER LITTLEWORTH



Hope Cottage, Gladstone Terrace, Lower Littleworth, Amberley, GL5 5AN

A CHARMING AND DECEPTIVELY SPACIOUS 4 BEDROOM COTSWOLD COTTAGE IN A DELIGHTFUL AND SOUGHT AFTER LOCATION WITH OUTSTANDING WESTERLY VIEWS.

Porch, Sitting and Dining Room, Kitchen, Study/Garden Room, Principal Bedroom, , 3 Further Double Bedrooms, Family Bathroom, Ground Floor Shower Room, Garden Shed, Tiered Garden, Off Street Parking

GUIDE PRICE £650,000

DESCRIPTION

Hope Cottage is a bright and well presented Cotswold cottage in a quiet and peaceful location making the most of the wonderful far-reaching westerly views. Deceptively spacious, this property has been lovingly renovated and updated by the current owners over the last 20 years. A front porch on the ground floor leads directly into the double fronted sitting and dining room with exposed stone walls, beams and fireplaces offering a large and flexible, open-plan living and entertaining space. Off this is a hallway leads to both the downstairs shower room and modern fitted kitchen. The kitchen was remodelled to accommodate double doors out to a lower courtyard with a useful store and steps up to the main garden. On the first floor is a large dual aspect principal bedroom, 2nd bedroom (currently used as the home office) and the family bathroom. At the rear adjacent to the bathroom is an additional reception room with steps and double doors leading out to the main patio. This room offers the flexibility to be used as a study/snug/garden room/5th bedroom. On the landing there is also a useful and sizeable airing/store cupboard. A large landing on the 2nd floor leads to two further characterful double bedrooms with large velux windows, vaulted ceilings and beams.

The delightful rear garden has been cleverly landscaped to provide several tiers providing different seating/entertaining areas taking advantage of the incredible views. There is also a lawned area, a pond, thoughtfully planted and mature borders and a large shed hidden on the top level tier of the garden. This area would lend itself well to an additional home office/gym in the the most quiet and secluded of spots.

There is off street parking for 3 cars - 1 to the side and 2 opposite the property.

DIRECTIONS

From our Minchinhampton Office proceed to the Market Place, leading into Butt Street and on reaching the main A419, turn left 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 circa one mile, Hope Cottage can be found on the left hand side, the first of 2 cottages with white iron railings .

LOCATION

Hope Cottage's location is utterly magical. A haven of rural tranquility, Lower Littleworth sits on the fringes of the sought after village of Amberley. The property is 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 pretty market towns of Minchinhampton and Nailsworth are within a 5 minute drive, offering a wide range of independent retailers, together with numerous other pubs, cafes and shops. Stroud is also within 10 minutes 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 popular primary schools in both Amberley and Minchinhampton, Beaudesert Park School within a five minute drive, together with numerous leading schools in Cheltenham and nearby Westonbirt. There is also a selection of sought after grammar schools in Stroud, Gloucester and Cheltenham.

TENURE

Freehold

EPC

EER: Current 63 / Potential 79

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band D - £2221.53. Ofcom checker: Broadband - standard 18 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Hope Cottage, Amberley, Gloucestershire

Approximate IPMS2 Floor Area

House 148 sq metres / 1593 sq feet
Garden Store 8 sq metres / 86 sq feet

Total 156 sq metres / 1679 sq feet
(Includes Limited Use Area 6 sq metres / 64 sq feet)

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Job No SP3536

This plan is for identification and guidance purposes only.

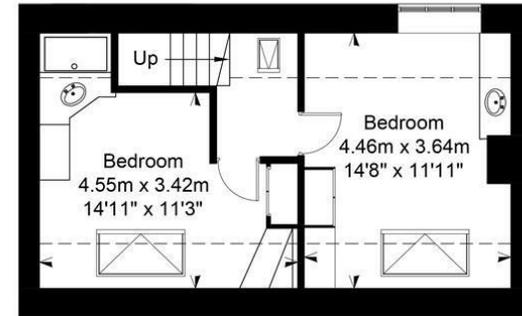
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

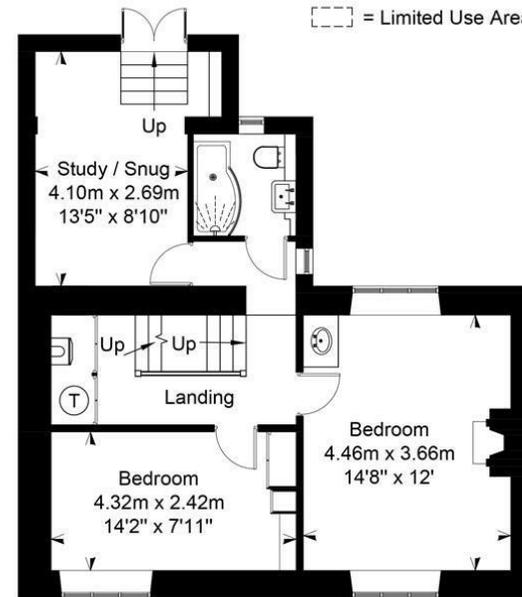
IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



[] = Limited Use Area



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