

# ASH HOUSE

## AMBERLEY



---

# Ash House, St Chloe, Amberley, Gloucestershire, GL5 5AP

---

**A LIGHT AND SPACIOUS 4 BED FAMILY HOME WITH MAGNIFICENT VALLEY VIEWS, SUPERB OPEN-PLAN KITCHEN/DINING AREA, HOME OFFICE AND LARGE STUDIO, WITH PLANNING APPROVED FOR A TWO STOREY EXTENSION, TOGETHER WITH CIRCA 0.3 ACRE OF GENTLY SLOPING LAWN AND PARKING**

**Entrance Porch, Reception Hall, Kitchen, Dining Room, Sitting Room, Utility, Study, Studio, 4 Bedrooms, Principal with En-Suite, Family Bathroom, Potting Shed, Good-sized Garden, Parking**

**GUIDE PRICE £1,000,000**

## DESCRIPTION

Ash House is a bright and spacious family home with superb open-plan living spaces and exceptional views across the valley to Woodchester Vineyard and beyond. Accessed via an entrance porch with ample room for coats and boots, the main reception rooms lead off a central hallway. The kitchen is clearly the heart of the home and a wonderful space in which to cook up a feast whilst chatting with family and friends. Taupe and blue coloured units create a stylish vibe with ample storage and cooking space. The kitchen leads open-plan to a good-sized dining room with folding doors opening to the outside plus a wood-burner, making this a wonderful space for all-year round entertaining. A spacious utility and walk-in larder provides additional storage and a useful area to hide washing away. The sitting/garden room, benefits from an expanse of glass doors, allowing the natural light to flood-in and maximising the magnificent views; this is a wonderful all-year round room and the ideal spot to relax and unwind with a book. A front-facing home office/piano room, looks towards St Chloe Green, providing an uplifting space to work from home.

The first floor consists of four good sized bedrooms, the principal with spacious en-suite and double glass doors allowing for lazy mornings in bed whilst soaking up the panorama. A family bathroom is also located at this level.

Outside, the enclosed garden comprises gently sloping lawns, a patio and spacious shed. There is a large studio/workshop with planning granted to convert to living space with 1/2 beds above, plus en-suite. There is ample parking for several cars.

## 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 valley. Follow the lane along the side of the valley and after circa one mile, take a left hand turn just after the allotments into a short no-through road where Ash House will be found, first house on the 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. Ash House 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.

## Tenure EPC

**Freehold  
EER: Current 69 / Potential 82**

## Services

**All mains services are believed to be connected to the property, gas central heating, part underfloor heating, Council Tax band F, Stroud District Council. Ofcom Checker: Broadband - standard 18 Mbps Superfast 80 Mbps, Mobile Networks - EE, Vodafone, O2, Three**

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

**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*

---

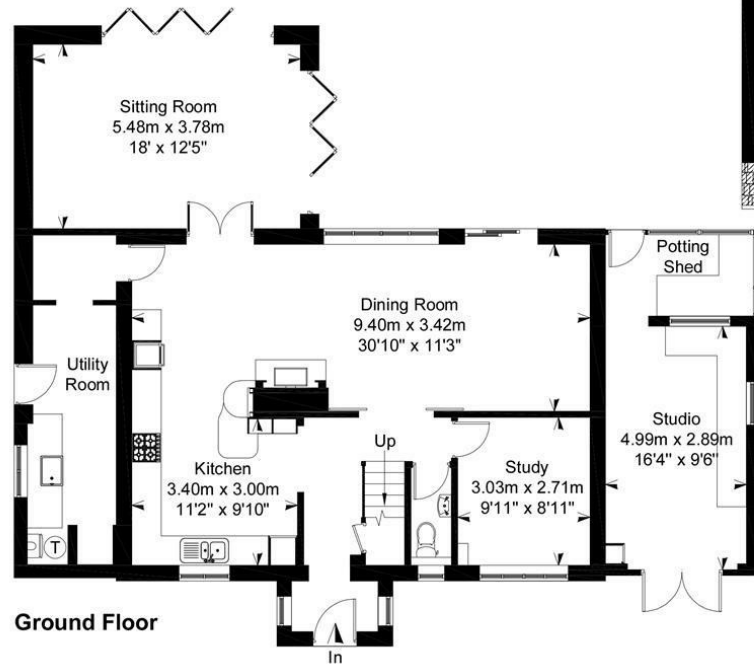


## Ash House, St Chloe Amberley, Stroud, Gloucestershire

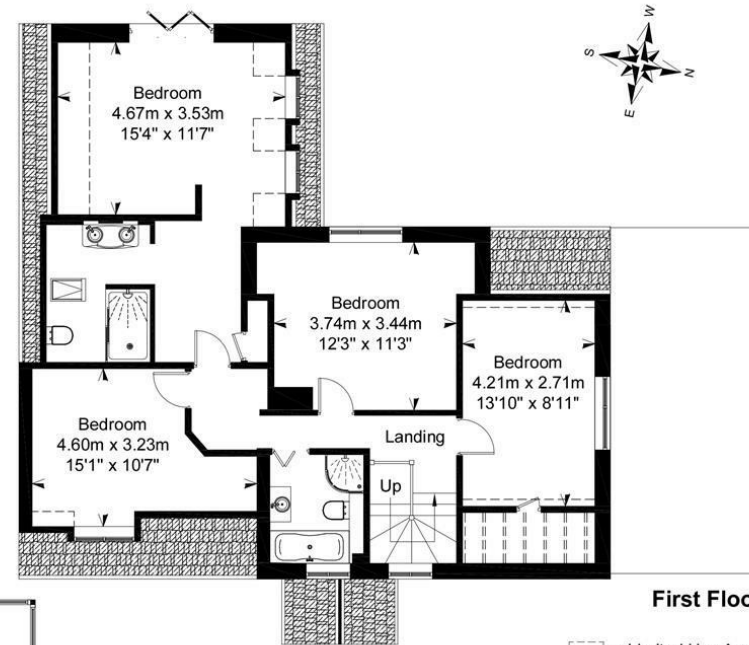
Approximate IPMS2 Floor Area

House 187 sq metres / 2013 sq feet  
Studio 20 sq metres / 215 sq feet

Total 207 sq metres / 2228 sq feet  
(Includes Limited Use Area 9 sq metres / 97 sq feet)



Ground Floor



First Floor

- = Limited Use Area

Simply Plans Ltd © 2023  
07890 327 241  
Job No SP3268

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



3 King Street, Stroud, GL5 3BS  
Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



The Old Baptist Chapel, New St, Painswick, GL6 6XH  
Tel: 01452 814655

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



3 High Street, Minchinhampton, GL6 9BN  
Tel: 01453 886334

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: 41-43 Maddox Street, London W1S 2PD  
Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)