

# THE COURTS · ST. CHLOE

AMBERLEY · STROUD



THE COURTS ST. CHLOE  
AMBERLEY  
STROUD  
GL5 5AS

A light and spacious 3/4 bed roomed detached bungalow situated in a lovely elevated position with stunning views across the valley to the vineyard beyond.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £835,000**

**FEATURES**

- Light-filled 3/4 Bed Home
- Village Location
- Stunning Views
- 2/3 Receptions
- Swimming Pool
- Sauna
- Double Garage
- Ample Parking
- Landscaped Garden



**DESCRIPTION**

Situated in the sought after area of St. Chloe, Amberley, this delightful property offers an exceptional living experience with breathtaking views that will captivate you from the moment you arrive. The property boasts three generously sized bedrooms, with the potential to convert a fourth, providing ample space for families or those seeking extra room for guests or a home office.

The accommodation is both spacious and filled with natural light, creating a warm and inviting atmosphere throughout. With two to three reception rooms, there is plenty of flexibility to arrange your living space to suit your lifestyle, whether you prefer a formal dining area, a cosy lounge, or a vibrant family room.

For those who enjoy leisure and relaxation, the property features a splendid swimming pool and a sauna, perfect for unwinding after a long day. The well-maintained gardens offer a serene outdoor space, ideal for entertaining or simply enjoying the tranquil surroundings.

Additionally, the house includes a double garage and ample parking, ensuring convenience for you and your guests. This property is not only beautifully presented but also adaptable to

meet your needs, making it a perfect choice for anyone looking to settle in a picturesque location.

In summary, this home in St. Chloe, Amberley, is a rare find, combining stunning views, spacious living, and excellent amenities in a peaceful setting. It is an opportunity not to be missed for those seeking a harmonious blend of comfort and elegance.





## DIRECTIONS

The property is most easily found by leaving our Minchinhampton office via West End, into Windmill Road and out towards Minchinhampton Common. At the junction (Tom Long's Post) turn left and immediately right signposted to Amberley. Continue into the village, past The Amberley Inn on your right and take the third right into St Chloe Lane. The Courts can be found after a short distance on the right hand side.

## 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. The Courts is ideally located for many beautiful walks and the village has two pubs and a popular primary school. Nearby Minchinhampton offers every day shops including an excellent butchers, a beautiful church and a popular pub. 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.

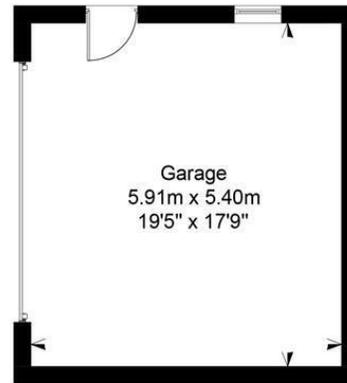
The area is well placed for travel links with regular services into London Paddington, (circa 90 minutes) from Stroud Station and both the M5 and M4 motorways easily accessible.



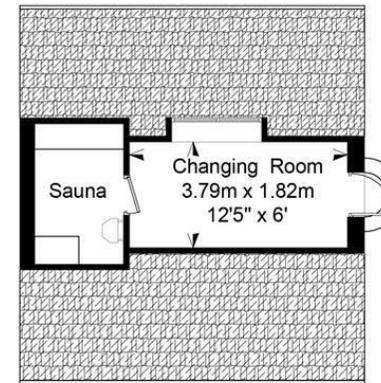
## The Courts, St Chloe, Amberley, Gloucestershire

Approximate IPMS2 Floor Area	
House	145 sq metres / 1561 sq feet
Garage	43 sq metres / 463 sq feet
Gazebo	16 sq metres / 172 sq feet
<b>Total</b>	<b>204 sq metres / 2196 sq feet</b>

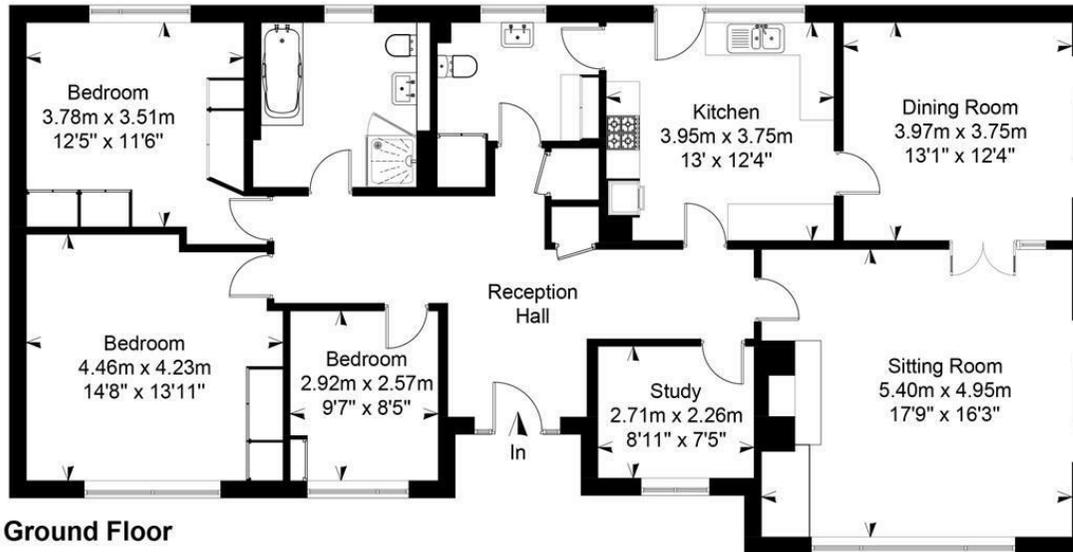
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 07890 327 241  
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 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



Garage  
Ground Floor

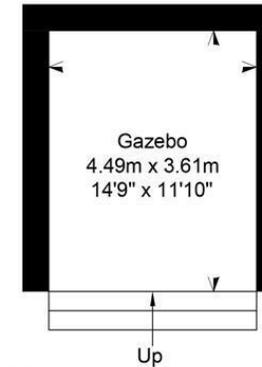


Garage  
First Floor



Ground Floor

Gazebo



Outbuildings  
Not Shown In Actual Location Or Orientation

**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**  
C

**SERVICES**  
 Mains water, drainage, electricity and gas are believed to be connected to the property. Gas CH.  
 Stroud District Council Tax Band G, £3,909.67 payable 2025/26.  
 Broadband: Standard 17 Mbps, Superfast 80 Mbps. Mobile: EE, Three, O2 & Vodafone.

## 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

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