



UPDOWN COTTAGE · AMBERLEY

UPDOWN COTTAGE
CULVER HILL
AMBERLEY
STROUD, GL5 5AS

An extended and modernised family home set in an elevated position in the sought after village of Amberley with wonderful valley views

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £975,000

FEATURES

- Stunning views
- Prime village location
- Extended detached 4 bedroomed stone cottage
- Lovely kitchen/dining room
- 2 receptions
- 2 en-suites
- Outdoor entertaining space
- Good size level garden
- Ample parking
- Garage



DESCRIPTION

Situated in the picturesque, sought after village of Amberley, this beautifully extended and modernised detached Cotswold stone cottage offers a perfect blend of traditional charm and contemporary living. Set in an elevated position, the property boasts stunning views over the enchanting Woodchester vineyard, providing a serene backdrop for everyday life.

The entrance porch welcomes you into a spacious and inviting large sitting room, ideal for both relaxation and entertaining. Adjacent to this, a snug or office space offers versatility, perfect for those who work from home or seek a quiet retreat. The well-appointed kitchen and dining room, featuring a striking vaulted ceiling, is a true highlight of the home, creating a bright and airy atmosphere for family gatherings and culinary adventures. Looking over the pretty garden and lovely views, it opens out on to the large patio. There is also a utility and cloakroom adjacent.

The cottage comprises four generously sized bedrooms, including two with en-suite facilities, ensuring comfort and privacy for all family members. A family bathroom completes the accommodation.

Outside, the property features a lovely split level terrace ideal for al fresco dining or simply soaking in the tranquil surroundings with outdoor covered seating area with stone fireplace, charming water feature and space for hot tub. The remainder of the garden



is laid to a good size level lawn, further patios to the rear, vegetable bed and private access to National Trust common land. The drive provides ample parking and leads to a detached garage. The property also benefits from professional outdoor lighting.

Amberley is renowned for its community spirit and scenic beauty. With its combination of modern amenities and charming character, this cottage is an exceptional opportunity for those seeking a delightful home in a truly idyllic setting





DIRECTIONS

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

LOCATION

Updown Cottage is located on Culver Hill immediately beneath the open expanse of Minchinhampton Common. Ideally located for many beautiful walks, the village also benefits two pubs (The Amberley Inn and The Black Horse) as well as a thriving village shop and café.

The popular market town of Nailsworth with its exceptional range of independent shops, including an outstanding delicatessen (Williams) and an award winning baker (Hobbs House Bakery), is less than a five minute drive. Nearby Stroud has a major Waitrose supermarket, as well as several other supermarkets, a multiplex cinema, provincial theatre and mainline station.

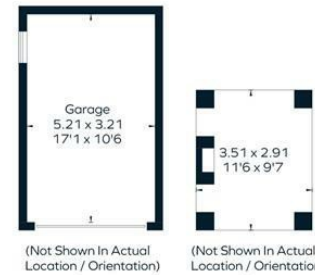
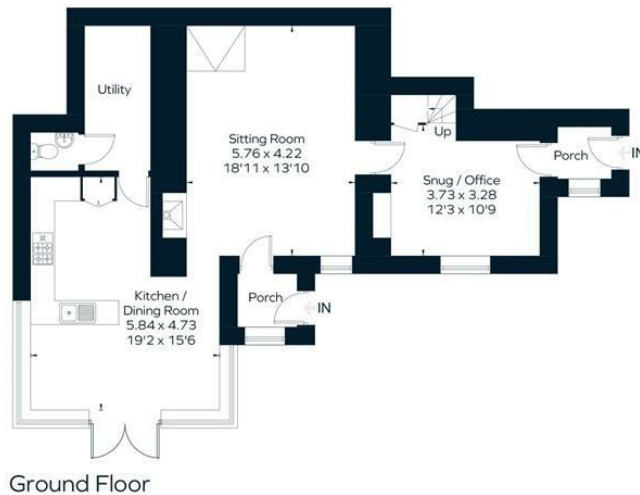
For sporting enthusiasts there are three challenging golf courses on nearby Minchinhampton Common, as well as numerous cycling, riding and walking routes.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after primary schools in both Amberley and Minchinhampton and excellent grammar schools in Stroud, Gloucester and Cheltenham. There are also popular private schools within easy reach including Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton.

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.



Approximate Floor Area = 163.9 sq m / 1764 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 180.6 sq m / 1944 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70979

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

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SERVICES

Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating. Stroud District Council Band F -£3,551.08 . Ofcom checker: Broadband - standard 17 Mbps superfast 42 Mbps, Mobile Networks - EE, O2, Vodafone indoor, all likely outdoor.

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