HOMEFIELD, ST. LOES PITCH

AMBERLEY











WHITAKER SEAGER







HOMEFIELD, ST. LOES PITCH, CULVER HILL, AMBERLEY, STROUD, GL5 5BB

A WEST-FACING DETACHED 2/3-BEDROOM BUNGALOW, CENTRALLY POSITIONED WITHIN A GENEROUS PLOT OF JUST UNDER ONE-THIRD OF AN ACRE, WITH A GARAGE. OFFERED WITH NO ONWARD CHAIN.

The property

Tucked away at the end of a village cul-de-sac, with views across the village of Woodchester and far beyond, lies this modern detached bungalow.

After parking your car, a pathway leads to the front door and into the welcoming entrance hall. With the exception of the kitchen, all accommodation is accessed from the well-proportioned central reception hall.

The dual-aspect sitting room is flooded with natural light, featuring sliding patio doors opening onto the rear terrace with awning, enjoying far-reaching views, together with a side window. A stone fireplace with inset (disconnected) gas fire provides an attractive focal point. The dining room is positioned to the front of the property and provides access to the kitchen. The kitchen has been thoughtfully designed, with the sink perfectly positioned to take advantage of the valley views. It is fitted with a range of storage cupboards and drawers, incorporating a built-in hob, oven and microwave.

The principal bedroom enjoys the finest views and is fitted with built-in wardrobes and overhead cupboards. The second bedroom benefits from an ensuite shower room, while the study is positioned between the two. Currently fitted out as a home office, it could equally serve as a third bedroom. The family shower room is located at the end of the hall.

PROPERTY INFORMATION:
Historic restrictive covenants apply to the property. Please contact the agent for further details.
Heating: Gas-fired central heating. Boiler in the loft.
Ofcom Broadband: Superfast broadband is available.
Ofcom Mobile Coverage: Good outdoor coverage; indoor coverage may vary depending on network provider.







Guide price

£645,000

- 15'9" Hall
- Two Bedrooms (one with ensuite)
- Study/potential Bedroom 3
- Two Reception Rooms
- Kitchen
- Family Shower Room
- Conservatory
- Garage & Parking
- Gardens
- No onward chain

WITHIN EASY REACH...

Nailsworth 2.2 miles
Minchinhampton 2.6 miles
Stroud 2.7 miles
Tetbury 9.1 miles
Cirencester 14.2 miles

Outside

The enclosed, gently sloping grounds are delightful. Set centrally within the plot, the property enjoys gardens to both the front and rear. The private front garden features steps leading to a useful working area with a greenhouse (requiring repair), together with a lawn, mature shrubs, trees and hedging. To the rear a wrap-around terrace provides a delightful space for outdoor dining while taking in the fantastic views and spectacular sunsets. From here, there is access to the much-loved conservatory. Steps descend to a lawn with thoughtfully planted flower beds, shrubs, trees and rose bushes. A pathway leads to the level driveway, providing parking and access to the garage, which benefits from an electric door and separate pedestrian access.

Situation

The sought-after parish of Amberley enjoys an elevated position within the Cotswold Hills Area of Outstanding Natural Beauty, nestled below the expansive Minchinhampton Common. The parish encompasses the charming hamlets of Theescombe, Littleworth and St Chloe, and is renowned for its breathtaking far-reaching valley views and spectacular sunsets.

Amberley offers an excellent range of local amenities, including two traditional public houses, a well-regarded primary school, and an active parish church with a community-run shop and café. The nearby 600 acres of National Trust common land provide wonderful opportunities for walking and outdoor recreation, and are home to a golf course, an additional pub, café, hotel, the highly regarded Beaudesert Park School, and the famous Winstones Ice Cream.

The thriving market town of Nailsworth lies just over a mile away and offers a variety of independent shops, a supermarket, the renowned William's seafood restaurant, and Hobbs House Bakery. The historic market town of Minchinhampton is also close by.

For a wider range of amenities, Stroud is within easy reach and offers an excellent selection of educational establishments, including two highly regarded grammar schools and a sixth-form college. The town is also well known for its award-winning Farmers' Market and benefits from a mainline railway station providing direct services to London Paddington.



Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
Garage / Conservatory = 26.2 sq m / 282 sq ft
Total = 110.3 sq m / 1187 sq ft

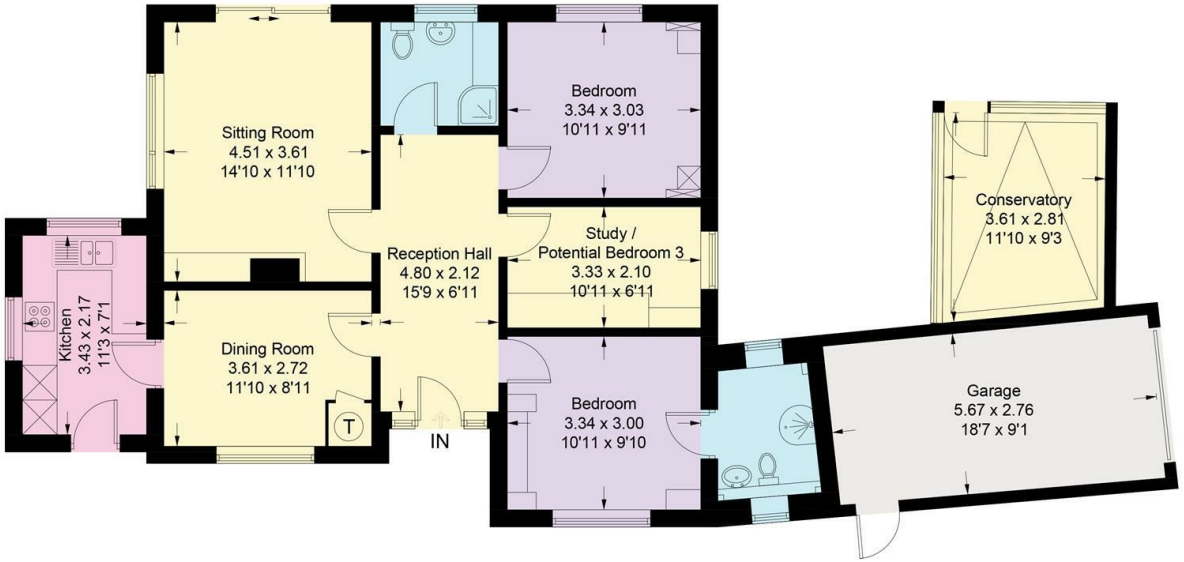
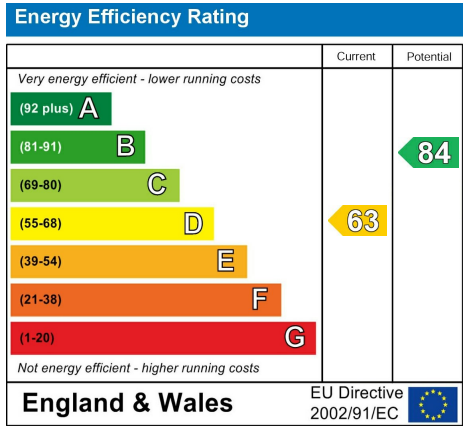


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313331)



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL5 5BB **Viewing:** Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud Council. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.