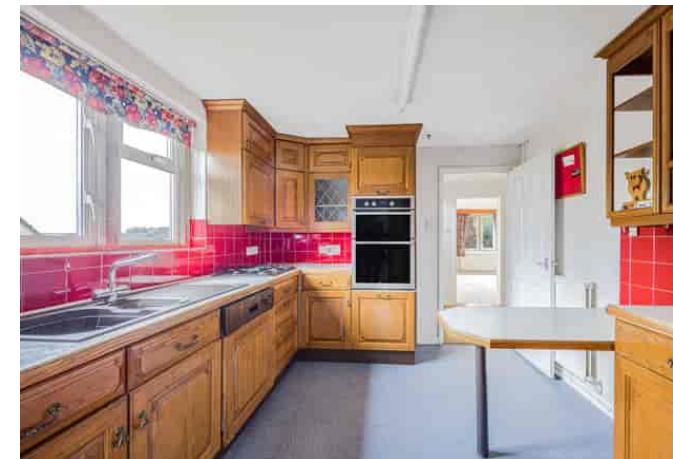




Cornerstones, Lower Littleworth, Amberley, Gloucestershire, GL5 5AW  
£750,000

**PETER JOY**  
Sales & Lettings



## Cornerstones, Lower Littleworth, Amberley, Gloucestershire, GL5 5AW

A detached residence occupying a highly sought after position, discreetly set back from common land and enjoying breathtaking, far reaching views. Offered chain free, the property presents a wonderful opportunity for improvement and personalisation, with the added benefits of parking, garage and wrap around gardens

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SEPARATE DINING ROOM, KITCHEN, REAR PORCH/UTILITY ROOM, 22' SITTING ROOM WITH CONSERVATORY, IMPRESSIVE 23' PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM AND DRESSING AREA, THREE FURTHER BEDROOMS, SEPARATE SHOWER ROOM, GARDEN, GARAGE AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Built in 1979 and held in the same ownership since new, Cornerstones enjoys a superb and enviable setting, with common land just up the road and views across the Woodchester Valley and beyond. Now requiring modernisation, the property offers an exciting project for a buyer wishing to create a home tailored to their own tastes.

The well proportioned accommodation extends to approximately 1,831 sq ft and is arranged over two floors. A welcoming entrance porch opens into the entrance hall with cloakroom. The separate dining room sits adjacent to the kitchen and, subject to the usual consents, the two could be combined to create a stunning open plan kitchen/dining space. The kitchen is currently fitted with wall and base units and a breakfast bar, with a glazed door leading to a rear porch/utility room. The generous 22' sitting room features a fireplace with living flame gas fire, and double doors opening into a conservatory, from which the glorious valley views can truly be appreciated. Stairs lead to a spacious first floor landing where two double bedrooms at the front of the house enjoy exceptional outlooks. A further bedroom and shower room are located to the rear. The principal bedroom is particularly impressive, offering a 23' dual aspect bedroom, a dedicated dressing area and an en-suite bathroom, creating a private and peaceful retreat.

## Outside

The property is approached through gates leading to off road parking for one vehicle, which in turn provides access to a single garage with electric roller door. The gardens are a real feature, unusually level and wrapping around the house, and include a patio ideal for outdoor entertaining, a drying area, fishpond and vegetable garden, all attractively enclosed by a low Cotswold stone wall.

## Location

The property is located in Lower Littleworth, Amberley, which has the benefit of a well regarded primary school and playgroup, community shop and two good public houses. There are hundreds of acres of National Trust common land just up the hill at Minchinhampton and Rodborough Commons, with the market towns of Nailsworth and Minchinhampton within a couple of miles. Nailsworth has become an increasingly popular shopping destination benefiting from a large selection of speciality shops including Williams Food Hall, Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of restaurants. More comprehensive shopping facilities are available at Stroud, with a main line railway service to London Paddington and the motorway junctions of the M4 and M5 within easy reach.

## Directions

From our Nailsworth office, turn left and then right at the roundabout, following the road up the 'W', passing Beaudesert School on the left-hand side. Take the next left over the common, signposted Amberley, and continue down the road, passing Amberley School on the left. Turn immediately right behind the Amberley Inn public house and continue up the hill. At the war memorial on your left, take the right hand single lane and follow it downhill, where Cornerstones will be found on the right hand side at the bottom.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



**Approximate Gross Internal Area 1831 sq ft - 170 sq m  
(Excluding Garage)**

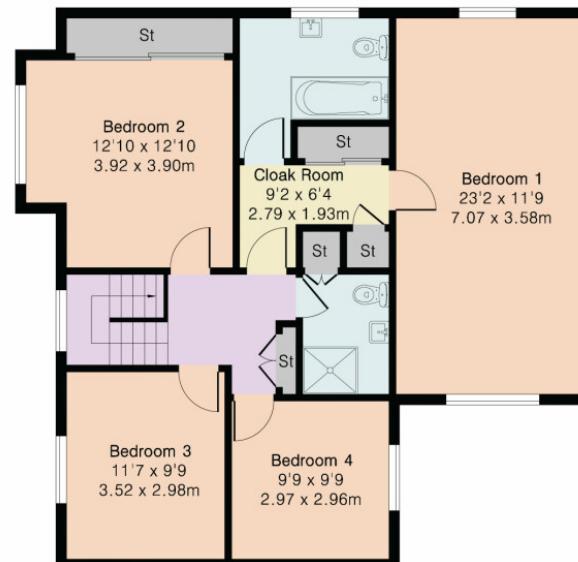
Ground Floor Area 862 sq ft - 80 sq m

First Floor Area 969 sq ft - 90 sq m

Garage Area 214 sq ft - 20 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A)	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.