



3 Epworth Terrace, Amberley, Gloucestershire, GL5 5AJ  
£475,000

**PETER JOY**  
Sales & Lettings



### 3 Epworth Terrace, Amberley, Gloucestershire, GL5 5AJ

A three storey Cotswold stone character property in a superb location in the midst of National Trust land at Amberley with wonderful views, three bedrooms, two reception rooms, a 15' kitchen/breakfast room and a lovely rear garden

PORCH, HALL, SITTING ROOM WITH STOVE, 15' KITCHEN/BREAKFAST ROOM, FIRST FLOOR RECEPTION ROOM, THREE DOUBLE BEDROOMS, BATHROOM, GARDEN AND FIRST CLASS VIEWS OVER THE WOODCHESTER VALLEY

Viewing by appointment only

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### Description

3 Epworth Terrace is a well presented Cotswold stone property situated in a lovely location at ever popular Amberley. This position, on the edge of hundreds of acres of National Trust land at Minchinhampton and Rodborough Commons, is one of the Stroud areas best addresses, and this elevated position allows for first class views across the Woodchester valley. The property is built using traditional methods from Cotswold stone, with flexible, character accommodation arranged over three floors that has been improved and updated over the last few years. A glazed entrance area and hall, sitting room with fireplace with wood burning stove and 15' kitchen/breakfast room are on the ground floor. There is another reception room on the first floor, with two sash style windows that take in the superb open view over the valley, with a double bedroom and a bathroom also on this floor. Two further bedrooms are at the top of the house. All of the bedrooms look into the view or over the garden, and one can walk out of the kitchen into the garden at the rear, so the property connects well with the stunning countryside around it.

### Outside

The property benefits from a small area at the front of the house and a good rear garden. Access to the property is at the front, with a right of way passing across the terrace for the benefit of these four houses. There is a right of way at the rear of the terrace too, again, just for the benefit of the owners of the terrace. There is a level paved area directly behind the house, with a useful block built store. Steps lead up in to a lovely rear garden. This pretty area is mostly laid to lawn, with a summer house in the corner of the plot and mature, established planting and trees dotted throughout the site.



### Location

The village of Amberley enjoys an enviable position and is surrounded by hundreds of acres of National Trust common land. Amenities include a good community staffed shop, primary school and two public houses. The village lies within two miles of the market towns of Minchinhampton and Nailsworth. Minchinhampton has a good primary school, a chemist, a store, several cafes and a public house. Nailsworth is a little larger, and the town has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

### Directions

From this office proceed down the hill and take the third exit at the roundabout. Pass Morrisons and continue over the cattle grid, and then bear right up the W/The Ladder. Continue over the common, pass the turning for the Old Lodge and take the next left, into Culver Hill. Continue down the hill, passing the Amberley Inn, and take the second turning on the right. Park on the left hand side, just past The Tin House, and Epworth Terrace can be seen up above this. A member of our team will meet you here and walk up to the property with you.

### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax

Band - D

### Local Authority

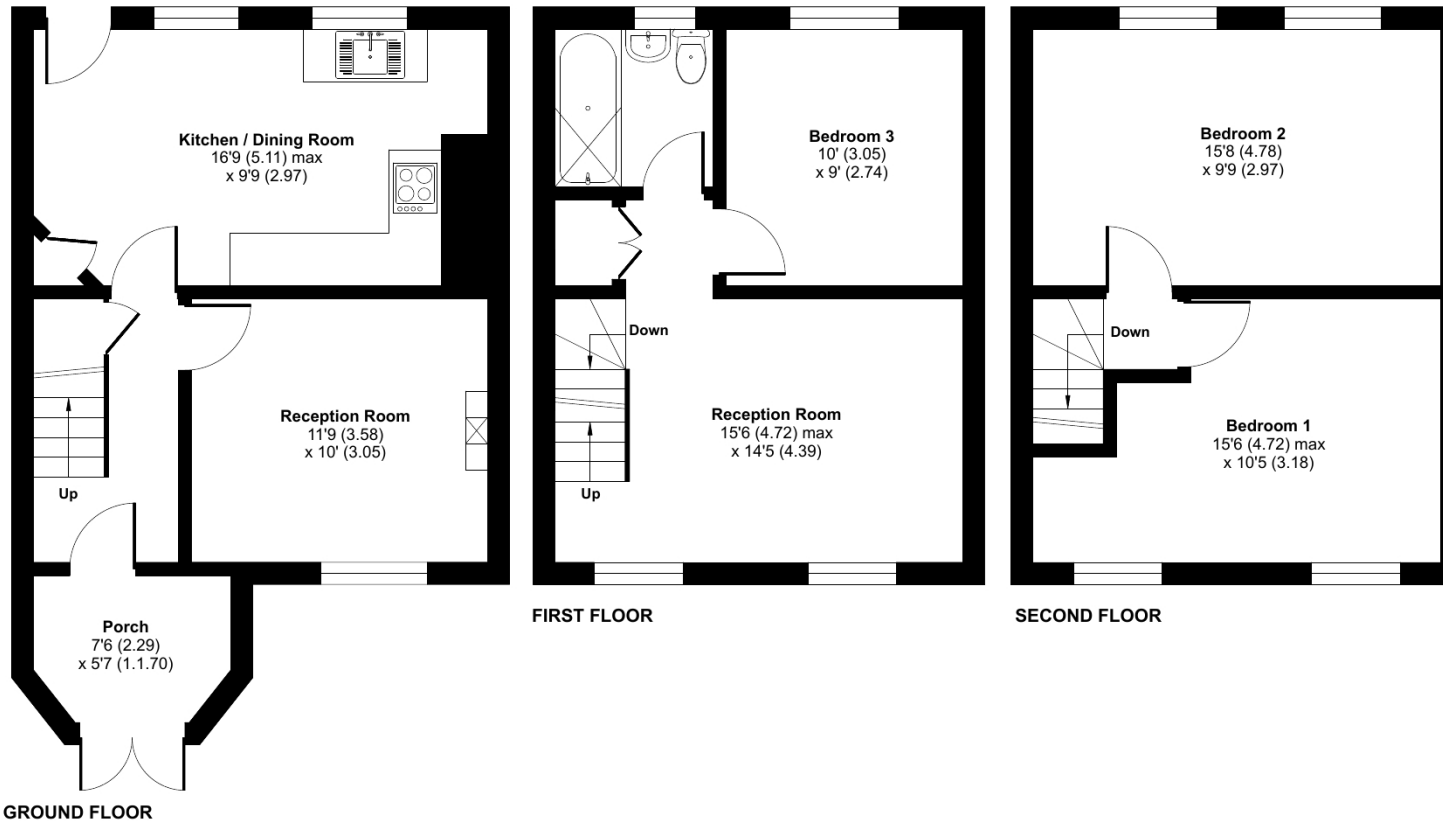
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Epworth Terrace, Amberley, Stroud, GL5

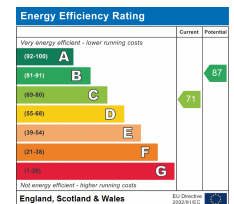
Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1029948



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.