



Hope Cottage, Lower Littleworth, Amberley, Gloucestershire, GL5 5AN
Price Guide £725,000



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A beautifully appointed extended Cotswold stone property in a super location below NT Common land at Lower Littleworth, Amberley, with four bedrooms, three reception rooms, parking for several vehicles and lovely landscaped gardens.

PORCH, 15' SITTING ROOM, DINING AREA, 15' KITCHEN, GARDEN ROOM, FOUR DOUBLE BEDROOMS, TWO SHOWER ROOMS, PARKING FOR SEVERAL CARS, LOVELY GARDENS AND SUPERB VIEWS ACROSS THE WOODCHESTER VALLEY

Viewing by appointment only

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Description

Amberley is one of our very best addresses, and Hope Cottage, Lower Littleworth, sits in a lovely position within this sought after area. The property was originally built using traditional methods from Cotswold stone, and was then extended some years ago. The current owners have made a happy home here, and have comprehensively improved the property during their 20 year tenure. The resulting accommodation is light, spacious and beautifully appointed, with character accommodation arranged over three floors. The entrance porch leads into a large 26' living space. A 15' sitting area is on the right, with a dining area to the left. A door leads through into the inner hall, with a shower room on the left. A 15' kitchen is at the back of the house, and this has glazed double doors that open onto a pretty courtyard, with steps up from this space to the garden. A staircase leads up from the hall to the first floor, with a landing, two double bedrooms, a shower room and a garden room on this level. The latter is a really flexible space, with glazed double doors that open on to the garden. The current owners use this a reception room, but it might very well suit as a fifth bedroom or work from home space. There are two more bedrooms at the top of the house, on the second floor. The property is beautifully presented, with tasteful colour schemes complementing the great spaces, and the windows at the front of the house take in the superb view over the Woodchester valley and beyond.

Outside

The property benefits from parking for three cars and lovely landscaped gardens. One of the parking spaces is to the side of the house, and the property also owns the gravelled parking area opposite. A gate leads from the lane into the property, with garden at the rear. There is a courtyard area by the kitchen, with a useful covered area behind the house. Steps lead up to the garden from the courtyard. This terraced plot has clearly been carefully planned and planted, with a good paved terrace behind the house, with doors out from the garden room to this area, and steps up into the rest of the garden. There is a lawn here, edged with well stocked borders, and steps that lead up again to the top area. There is another paved terrace here, and the owners have a table and chairs here, to look back over the garden and the roof to the view beyond. There is established planting surrounding this area too, with a useful shed behind this.

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 this office turn right at the mini roundabout and proceed up the "W" in the direction of Minchinhampton Common. At Tom Long's Post turn left in the direction of Stroud and continue to The Bear Inn. Turn left after the Bear and then turn left again, into Houndscroft. Follow this lane along, and bear right with the road. Continue, and the property can be found a little way down the lane on the left.

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



Lower Littleworth, Amberley, Stroud, GL5

Approximate Area = 1516 sq ft / 140.8 sq m

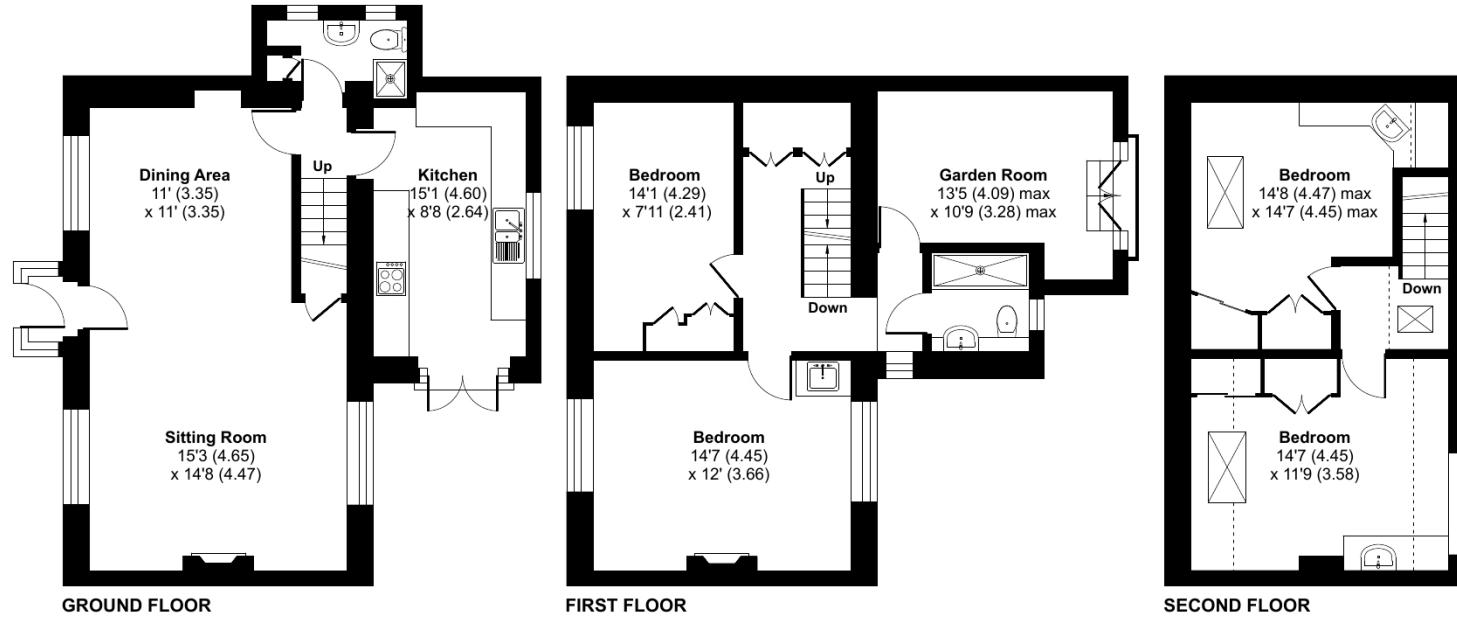
Limited Use Area(s) = 81 sq ft / 7.5 sq m

Total = 1597 sq ft / 148.3 sq m

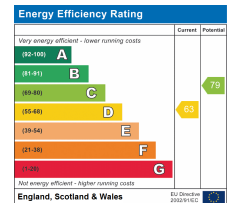
For identification only - Not to scale



Denotes restricted head height



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: 1016209



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.