



Little Kestrels, St Chloe, Amberley, Stroud, Gloucestershire, GL5 5AS
£925,000

PETER JOY
Sales & Lettings



Little Kestrels, St Chloe, Amberley, Stroud, Gloucestershire, GL5 5AS

Lead photo is the rear view - an individual detached five bedroom family home in a lovely rural position in sought after Amberley, this quiet, elevated location is private and sunny and allows suburb views across the valley

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM/WC, CONNECTING RECEPTION ROOMS, STUDY, 24' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FIVE BEDROOMS, BATH AND SHOWER ROOMS, GARAGE, INSULATED CABIN, GARDENS AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

Little Kestrels is an attractive detached family home extending to over 2,300 sq ft of bright and generously proportioned accommodation. Built in the 1960s, the property has been a much loved home since 2011, providing an ideal setting for family life, from early years at the local primary school to later independence with convenient bus links to senior schools. A defining feature of Little Kestrels is its exceptional setting, the majority of rooms enjoy a high degree of privacy, along with far reaching views across the valley. These outlooks, combined with the home's orientation, allow natural light to pour in throughout the day. The property is entered via an entrance porch leading into a welcoming hallway, with a useful WC/cloakroom. To the front, a study offers an inspiring workspace with particularly fine views. The 22' sitting room is both spacious and inviting, centred around a cut stone fireplace with a log burning stove, while a bay window perfectly frames the surrounding landscape. This flows seamlessly into the 19' dining room, where French doors open directly onto the garden, ideal for indoor outdoor living. The 21' kitchen/breakfast room is well appointed with contemporary units, complemented by a generous larder, a second cloakroom, and a practical utility room, completing the ground floor. A staircase leads from the sitting room to the first floor, where a landing leads to five well proportioned bedrooms, a family bathroom, and a separate shower room. Each room benefits from a pleasant outlook, with the westerly facing rooms enjoying particularly stunning views across the valley.

Outside

The property is approached via a gated driveway, providing a welcoming sense of privacy and generous parking space. This leads to a single garage with an up and over door, complete with power and lighting, and further enhanced by a useful workshop/store located beneath, accessed from the lower level. The gardens have been carefully landscaped to make the most of the site's natural contours, perfectly framing the superb outlook to the rear. To the front, well stocked borders create a vibrant first impression, alongside a spacious paved terrace ideal for outdoor seating.

At the rear, the garden truly comes into its own, featuring a substantial paved entertaining area directly adjoining the dining room, perfect for indoor outdoor living. A mature grapevine provides a charming, shaded spot to relax and unwind. At the foot of the garden sits a well insulated cabin, complete with power and lighting, offering an ideal space for a home office or hobbies room. This is complemented by a covered seating area, perfectly suited for use as an outdoor kitchen or alfresco entertaining space.

Location

The property is located in St Chloe, 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 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 follow round the bend. Take the right hand turning for St Chloe and follow this lane up. The property can be found some way along, set down on the left hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is G. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast 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 2392 sq ft - 222 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1285 sq ft – 119 sq m

First Floor Area 1107 sq ft – 103 sq m

Garage Area 154 sq ft – 14 sq m

Outbuilding Area 200 sq ft – 19 sq m



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
89+	A		
81-88	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England, Scotland & Wales		69	78

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.