



Chandelle, St Loes Pitch, Culver Hill, Amberley, Gloucestershire, GL5 5BB  
Price Guide £650,000

**PETER JOY**  
Sales & Lettings



## Chandelle, St Loes Pitch, Culver Hill, Amberley, Gloucestershire, GL5 5BB

A substantial extended detached house in need of improvement at the end of a quiet cul de sac in sought after St Chloe, Amberley, with four bedrooms, three reception rooms, gated parking, garage and a corner plot garden

PORCH, ENTRANCE HALL, THREE RECEPTION ROOMS, 15' KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, BATH AND SHOWER ROOMS, DETACHED GARAGE, GATED DRIVEWAY PARKING AND CORNER PLOT GARDEN



Viewing by appointment only

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### Description

Chandelle is an individual detached house in a lovely position at sought after Amberley. This quiet, elevated location is private and sunny and allows for superb views across the Woodchester valley, with hundreds of acres of National Trust land found just up the hill at Minchinhampton and Rodborough commons. The property has been extended in the past and is now in need of further improvement and renovation, however, offers prospective buyers a unique opportunity to refurbish a substantial family property to their own taste and standard.

The spacious accommodation is arranged over two floors. A porch, entrance hall, three good reception rooms, 15' kitchen/breakfast room and a bathroom are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, four bedrooms and a shower room found on this level.

### Outside

The property is accessed via double opening wooden gates leading to a gravelled driveway with parking for several vehicles. There is a large double garage with up and over door and side pedestrian door. From here there are steps that lead up to the front of the property. The gardens surround the property with sloping lawns to both sides and the rear with a variety of well established trees, shrubs and planting. To the front of the property is a paved patio area with outstanding views across the valley.



### Location

The property is located in St Chloe, Amberley, which has the benefit of a well regarded primary school 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. Pass the right hand turning for St Chloe and take the next proper right hand turning just before the cattle grid. Take the next right into St. Loes Pitch and the property can be found at the very end of the cul de sac set up in the left hand corner.

### Property information

The property is freehold. Gas central heating distributed via radiator, mains electricity, water and drainage. The council tax band is E. 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 EE ,O2 Vodafone and Three.

### Local Authority

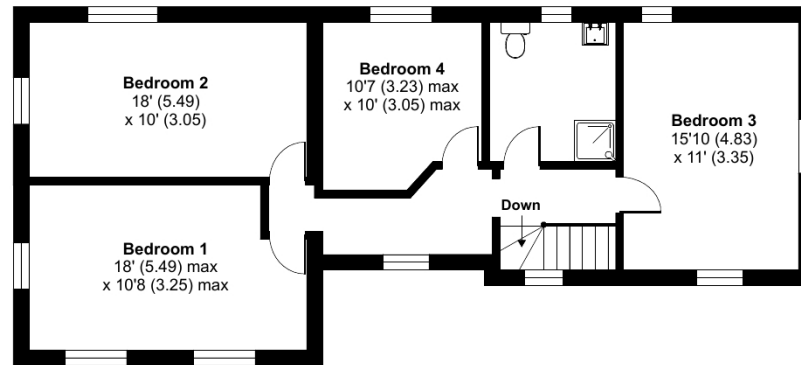
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



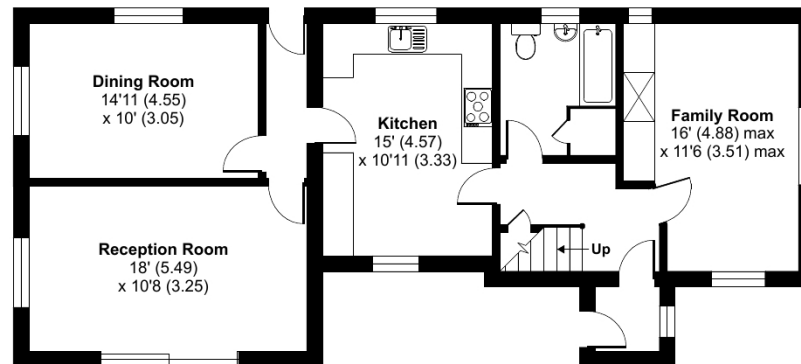
# Culver Hill, Amberley, Stroud, GL5

Approximate Area = 1776 sq ft / 165 sq m  
 Garage = 291 sq ft / 27 sq m  
 Total = 2067 sq ft / 192 sq m

For identification only - Not to scale



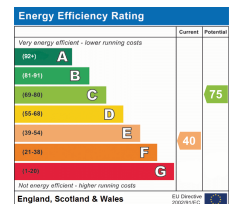
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1115305



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.