

PerryBishop

PROPERTY MADE PERSONAL



Amberley Ridge, Rodborough Common, Stroud, Gloucestershire, GL5 5DB

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Key Features



4
Bedrooms



3
Bathrooms



1
Reception

- Spacious terraced conversion
- Four Bedrooms
- Quality finishes throughout
- Contemporary style living
- Far reaching views
- South west facing garden
- No onward chain
- EPC-B

About the property

Spacious rooms with high ceilings characterise this property. Elegance and quality best describe this beautiful contemporary style family residence set high up in the most desirable location of Rodborough Common and enjoying far reaching countryside views. The property forms part of the original building which in Victorian times was a hotel and more recently a school.

On entering there is a spacious grand entrance hall with good sized cloak and utility rooms.

The large sitting room is beautifully presented and has a large bay window, oak flooring and an inset Stovax wood burner.

The open plan kitchen/dining room is of a grand scale with high quality units with Silestone tops. The kitchen has a wide range of integrated appliances. There is a large kitchen island/breakfast bar. Double doors lead out to a south west facing large paved patio area. This

provides space for outdoor dining and relaxing to fully enjoy the far reaching views. Stairs lead down to the garden which has been beautifully landscaped with a further paved seating area. All ground floor rooms benefit from individual room controlled underfloor heating.

The first floor provides two spacious beautifully presented double bedrooms both benefitting from quality finishes with large built in wardrobes and en-suite bathrooms with underfloor heating. From the first floor landing a door leads out to a large paved patio where you can enjoy the early morning sun over the common.

On the second floor there are two further double bedrooms. These share a large family shower room.

To the outside the property has parking for three cars and a single garage.

Residents have exclusive use of the communal tennis courts. Steps up from the estate lead directly on to the Common.

Amenities

Situated within a designated area of outstanding natural beauty, Rodborough is located directly south of the town of Stroud. Rodborough & Minchinhampton Commons are on the doorstep, which cover over 600 acres of National Trust land, creating an area popular for walking, riding and golf. The village of Amberley is a most sought-after area with a highly regarded primary school.

There is also a church and parish hall where village events are held as well as a hotel and The Black Horse



public house, renowned for its stunning views across and down the valleys, . The surrounding villages offer some well regarded private and public-sector schools including a Steiner school. Across the Common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The area has excellent schools including a boys and girls grammar school in Stroud and local private schools include Beaudesert and Wycliffe. There is a regular bus service over the common towards Stroud, and Kemble Station is a 15 minute drive away making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.

Directions

From our Nailsworth office, turn right at the mini roundabout and travel over Minchinhampton Common. At the Tom Long's Post junction, turn left onto Cirencester Road towards Stroud. 300 metres after the turning for Amberley and Moor Court, take next left into Amberley Ridge to enter through stone pillars.

Services & Tenure

The Tenure is Freehold.

Local Authority

Stroud District Council.

Council Tax Band – F

Our reference

STRVAL/SM/KW/02032023

We'd love to hear from you

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Total Area: 244.8 m² ... 2635 ft²
 All measurements are approximate and for display purposes only.

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