

Foxlea

Giddynap Lane, Amberley, Stroud, Gloucestershire GL5 5BA



HAMPTONS
INTERNATIONAL

Beyond your expectations

A fantastic residence with a staggering view

Accommodation

Large Oak-Framed Porch | Dining Hall | Sitting Room | Kitchen/Breakfast Room | Utility | Garden Room/Bedroom 4
Shower Room | Master Bedroom Suite | 2 further Bedrooms | Family Bathroom | 38 ft. Undeveloped Loft

Outside

Oak-Framed Barn consisting of a Garage | Double Car Port & Workshop | Beautiful Landscaped Gardens
Sun Terrace | Ornamental Pond | In and Out Drive both with electric gates

Total Plot 0.688 acres

No Onward Chain

Description

This superb detached property sits in an elevated setting within professionally landscaped grounds. The current owners have transformed the original modern house into a very special home paying much attention to detail. Not only has the house been imaginatively extended it has also been renovated to a beautiful finish. Particular points of interest are the magnificent oak framed porch extension with travertine tiled floor and under-floor heating. Oak steps lead up into the dining hall and from here there is access to the sitting room with wood-burner, staircase to the mezzanine level and on up to the first floor plus access through the lobby to an outstanding vaulted kitchen/breakfast room with French doors leading out onto a terrace. This extremely well-appointed kitchen is any cooks dream. The utility is well-positioned being just off the kitchen. The garden room with double doors at both ends lends itself to many uses such as being a guest suite with the shower room next door or a pleasant reception room or large home study. Upstairs the master suite comprising a double bedroom with dual aspect, walk-in wardrobe and luxury en-suite bathroom. On this level there are two further bedrooms and a family bathroom. A 38 ft. loft potentially gives options for further development, subject to all the required permissions.

Agents Note: There is lapsed planning permission to build a bedroom above the garden room: S.11/0979/HHOLD dated 19/05/2011.

Outside

There is an electric gated entrance and separate exit to this property. The drive leads around the ornamental pond and up to the detached oak-framed barn. This barn houses a garage, double car port, workshop and log store, in addition there is a copious amount of parking. The grounds have been thoughtfully divided into a variety of different outdoor areas including a delightful paved sun terrace with Villeroy & Boch hot tub, an orchard, soft fruit cage, raised vegetable beds, an immature arched rose walk way, a woodland garden and





a number of external power and water points. However the majority is laid to lawn. Cleverly designed outside lighting can be enjoyed throughout the extensive plot. A major feature from the garden and front of the house is the amazing naturally-framed view of St Dominic's Church on the other side of the valley.

Situation

Amberley is a small prestigious village near Stroud, situated on the edge of Minchinhampton Common. The village offers two public houses, a shop, primary school and church. The area provides a further range of educational establishments including Beaudesert Park and Wycliffe College in addition to other independent schools in Cheltenham, Westonbirt and Gloucester, together with excellent primary and secondary grammar schools. The property is well located within the area with access at Junction 18 of the M4 for Bristol and the South West, Junction

16 for Heathrow and London to the East, Junction 13 of the M5 provides access to Bristol and the Midlands. Train services to London (Paddington) are available both from Stroud and Kemble. Stroud town (3 miles) boasts an award winning Farmers' Market and Nailsworth (1.25 miles) has wonderful boutique style shopping.


Directions

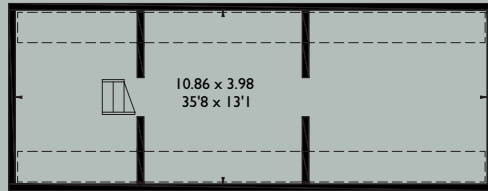
From Stroud take the A46 towards Nailsworth. After approximately 2.5 miles fork left at Culver Hill (signposted Amberley, Minchinhampton). Cross the cattle grid and turn first right (signposted unsuitable for heavy vehicles). After approximately a quarter of a mile the property is located on the left-hand side opposite a tennis court.

Property Ref: STR160152

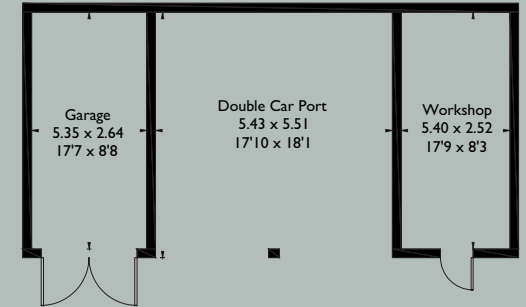


Approximate Gross Internal Area = 193.4 sq m / 2082 sq ft
 (Excluding Void)
 Undeveloped Loft Space = 43.4 sq m / 467 sq ft
 Oak Framed Barn = 28.1 sq m / 303 sq ft
 Total = 264.9 sq m / 2852 sq ft

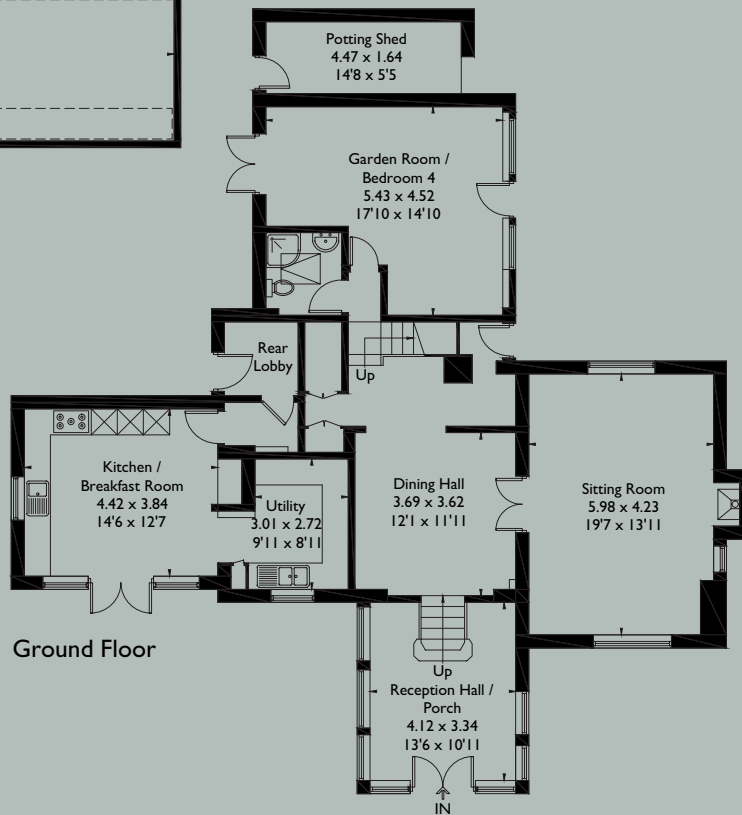
 = Reduced headroom below 1.5m / 5'0"



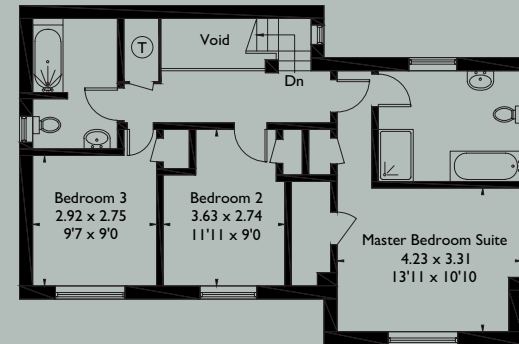
Undeveloped Loft Space



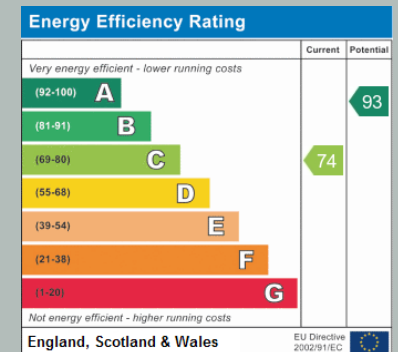
Oak Framed Barn
 (Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor



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FOR CLARIFICATION we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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