

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stamages Lane

Painswick, GL6 6UZ

Asking Price £157,500



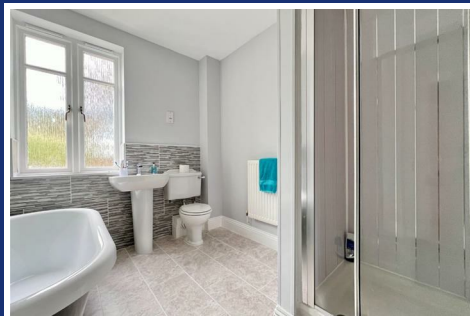
Council Tax: D



# 9 Stamages Lane

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Asking Price £157,500



## HUNTERS GOLD AWARD WINNERS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## AMENITIES

Located in the 'Queen of the Cotswolds' village of Painswick, which is not only part of the Cotswold Way and an Area of Outstanding Natural Beauty but with the additional benefit of easy access into Gloucester and Cheltenham. Painswick possesses a wealth of historic old buildings, useful local facilities including shops, pubs, places to eat and the sought after Croft Primary School. Nearby Stroud has a mainline station with trains into London Paddington scheduled from 90 minutes. There are four major supermarkets in close proximity, and the area is renowned for its high standard of education with a good variety of state, grammar and private schools alongside neighbouring Cheltenham which also offers great shopping, restaurants, theatre and National Hunt racing.

## DIRECTIONS

From Stroud take the A46 North to Painswick. Turn Right Into Stamages Lane where the house can be found on the right. Park in the car park just across the road.

## ENTRANCE LOBBY

3'11" x 6'5" (1.19 x 1.96)

Door to study or possible third occasional bedroom.  
Door to study.

## STUDY

6'6" x 6'4" (1.98 x 1.93)

Double glazed window to front, radiator.

## ENTRANCE HALL

Door to cloakroom, staircases up and down.  
Radiator.

## CLOAKROOM

3'7" x 6'0" (1.09 x 1.83)

A white suite with WC, pedestal basin, radiator, extractor, tiled floor.

## KITCHEN DINING ROOM

11'11" x 10'6" (3.63 x 3.20)

A Cream Shaker style range of wall and base unit with worktops over. Belfast sink, solid wood worktops, plumbing for washing machine, space for fridge freezer, electric oven, gas hob, extractor, radiator, half glazed wooden door and wooden double glazed window to garden.

## FIRST AND LOWER FLOOR LANDINGS

Giving access to all rooms which are on split levels.  
Airing cupboard with boiler and shelves.

## SITTING ROOM

12'1" x 10'7" (3.68 x 3.23)

Double glazed window, radiator, laminate flooring, Views!

## BATHROOM/SHOWER ROOM

10'3" max x 7'6" (3.12 max x 2.29)

A white 4 piece suite comprises: A roll top bath, shower cubicle, pedestal basin, WC, radiator, extractor, shaver point, wood double glazed window, tiled flooring.

Tel: 01453 764912

## BEDROOM 1

12'1" x 10'7" (3.68 x 3.23)

Double glazed dormer window, radiator, Views!

## TOP LANDING

Loft Hatch, door to bedroom 2.

## BEDROOM 2

10'8" x 10'3" (3.25 x 3.12)

Radiator, double glazed window dormer to front.

## OUTSIDE

### GARDEN

A low maintenance garden with a paved area and an area laid to slate, a stepped pathway leads to a slightly lower level with rear gate. Cold water tap.

### PARKING

Located to the rear is a parking space for 1 car.

### FREE VALUATIONS

If you are impressed with our details & service and would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

## FACEBOOK

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

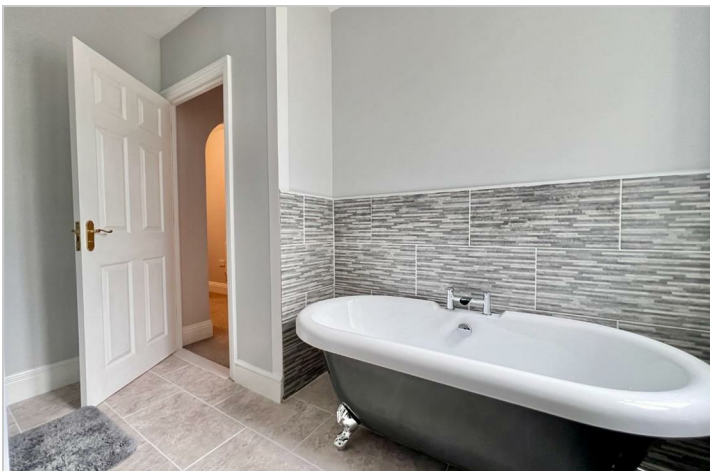
## LEASEHOLD & AGENTS NOTES

The conditions for anyone wanting to make an offer are that they have to satisfy a section 106 connection to the local area and the council have to be informed, they also have to be registered and pass Bromford's eligibility check.

The property is leasehold with a term of 125 years beginning on and including 1st January 2004 and ending on and including 31st December 2129. The rental charge and maintenance charge is currently as at 11/07/2024 circa £342.43 per month broken down as Rent £310.78, Service £0.00, Building insurance £14.98, Management fee £16.67.

## COUNCIL TAX BAND

Council Tax Band D



### Road Map



### Hybrid Map



### Terrain Map



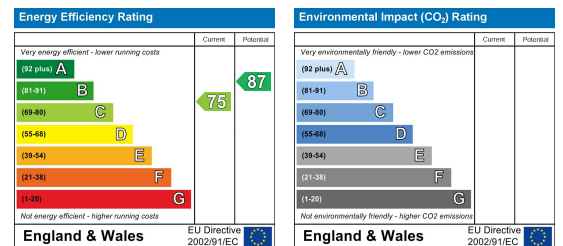
### Floor Plan



### Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.