

# Highcroft

Cheltenham Road

Painswick

Stroud

GL6 6TU



OFFERS IN THE REGION OF: £750,000

3 BED, 2 BATHROOMS, 3 RECEPTIONS

DETACHED HOME (in the arts and crafts style)

Large Plot with new build home opportunity (Subject to Planning )



**ADAM  
CLEGG**





## A Character Home in a Tranquil Setting by Painswick Beacon

Set in a peaceful, elevated position just north of Painswick and moments from the scenic walking trails of Painswick Beacon, this Arts and Crafts-style home enjoys a beautiful woodland backdrop and far-reaching rural views. With flexible living space across two floors, the property includes three double bedrooms, a bright kitchen-dining area, generous living room with French doors to a timber deck, a snug/study, two bathrooms, utility room and cellar. Outside, sits on an expansive plot and is bounded by mature trees offering a wonderful sense of privacy and a natural setting perfect for outdoor living and relaxation.

Highcroft is ideal for buyers seeking space, seclusion, and the chance to modernise or redevelop (subject to planning) in a truly special location.

The nearby village of Painswick is often called the "Queen of the Cotswolds," known for its winding lanes, stone cottages, pubs, and friendly local community. Cranham lies just to the east, with a well-regarded pub and access to ancient beech woodlands. With excellent road and rail links and a choice of good schools nearby, this is an exceptional place to call home



## KEY FEATURES

- DETACHED ARTS & CRAFTS HOME WITH CHARACTER FEATURES THROUGHOUT
- ELEVATED POSITION WITH AN OPEN ASPECT AND WOODLAND SETTING
- FLEXIBLE LIVING ACCOMMODATION ON THE UPPER FLOOR
- LARGE KITCHEN AND CONNECTED DINING SPACE WITH SCOPE TO MODERNISE
- UPPER-LEVEL SITTING ROOM WITH WOODLAND VIEWS
- THREE DOUBLE BEDROOMS ON THE LOWER FLOOR, INCLUDING EN-SUITE
- DETACHED TANDEM GARAGE WITH DRIVEWAY AND AMPLE PARKING
- DIRECT ACCESS TO LOCAL FOOTPATHS AND NATURE TRAILS
- QUIET SETTING, MINUTES FROM THE VILLAGE'S OF PAINSWICK AND CRANHAM
- SPACIOUS PLOT OFFERING PRIVACY AND POTENTIAL FOR DEVELOPMENT (STP)

**kw**

KELLERWILLIAMS.

Highcroft

Cheltenham Rd, Painswick

HIGHCROFT, PAINSWICK

*A Look Inside*



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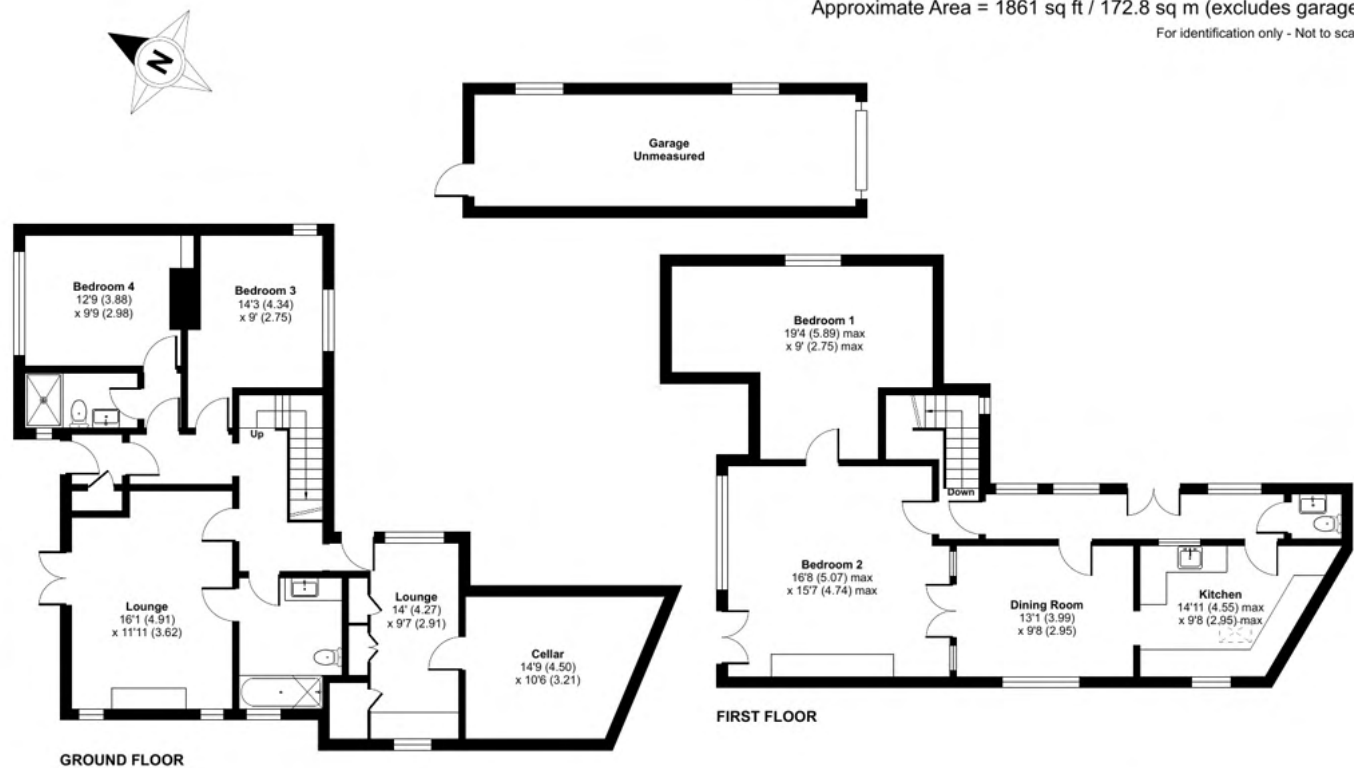












Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Adam Clegg (Keller Williams). REF: 1331906



TECHNICAL DETAILS

- Total Floor Area: 1,861 sq.ft (172.8 sq m) excluding garage
- Tenure: Freehold
- Council Tax Band: F (Stroud District Council – approx. £3,354.92)
- Mains electricity, water and drainage
- Oil-fired central heating
- EPC Rating: F – Scope to improve to C

ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Highcroft has excellent scope for increased efficiencies with details set out in the EPC which can be issued on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

DISCLAIMER  
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.



*Buy Me!*



*Adam Clegg*

**Adam Clegg**

07496 029683

adam.clegg@kwuk.com

