

ST MARYS HOUSE

PAINSWICK
GLOUCESTERSHIRE



St Marys House, Stamages Lane, Painswick, Gloucestershire, GL6 6UZ

**A HANDSOME GEORGIAN TOWN HOUSE FULL OF CHARACTER IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK,
WITH LOVELY VIEWS, PRIVATE PARKING, PRETTY GARDENS & SEATING AREAS**

**Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility, Principal Suite, 3 further double Bedrooms, Bathroom and Shower Room,
ground floor Annexe, Cellar, pretty gardens with Outbuilding, 2 Parking spaces, lovely Views**

GUIDE PRICE £795,000

DESCRIPTION

St Marys House has been lovingly restored by the vendors. Working with the grain of the building they have retained and restored its many period features alongside updating the fixtures, fittings and decor to match 21st century tastes. The result is a home that is an amalgam of all that is best - both old and new. The impressive entrance hall immediately sets the tone for what follows and is flanked by a fine sitting room with an elegant bay window to a west facing balcony and a well-appointed kitchen/breakfast room. The kitchen has a central island with quartz work tops, units by Neptune and a pretty terracotta tiled floor. There is also a utility room and a ground floor bathroom leading off the main entrance hall. Upstairs are 4 good sized bedrooms spread over two floors, the master incorporating its bathroom and there is a further shower room. The views from both levels are very special. The lower ground floor provides an additional annexe with its own external access (ideal for Air B&B) and there is a cellar. St Mary's has a well stocked courtyard garden to the side with an outbuilding and there are two private parking spaces nearby.

GENERAL INFORMATION

The property is in a Conservation Area and an Official Area of Outstanding Natural Beauty.

DIRECTIONS

From Murrays' Painswick office, proceed in the direction of Stroud, keeping Painswick Church on your left and St Mary's House will be found on the corner of Stamages Lane on the left hand side, just after the car park.

LOCATION

St Mary's House sits in a prominent setting within a few hundred yards of the centre of Painswick. A naturally handsome building which has stood on this spot for over 200 years, its walls speak of history, something for which the village with its wealth of old buildings is

justifiably famous. Set in an unspoilt valley between Stroud and Cheltenham, Stroud has recently been recognised by The Sunday Times as one of the most desirable places to live in England. Painswick has good local facilities, including a challenging 18 hole golf course and is a thriving community. St Mary's House is within easy walking distance of the heart of the village, its shops and places to eat including 'The Painswick' boutique Hotel, with its award winning restaurant, as well as being within in a short walk of open countryside and a network of public footpaths. Both Cheltenham and Stroud have Waitrose stores as well as other supermarkets. London is accessible within 2 hours by road or circa 90 minutes by train into London Paddington, from Stroud station; it is also within easy commuting distance from Bristol and the Midlands, via the M5 motorway.

TENURE Freehold

EPC EER: Current 64 / Potential 82

SERVICES All mains services are connected to the property. Gas-fired central heating. Stroud District Council Tax Band F.

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

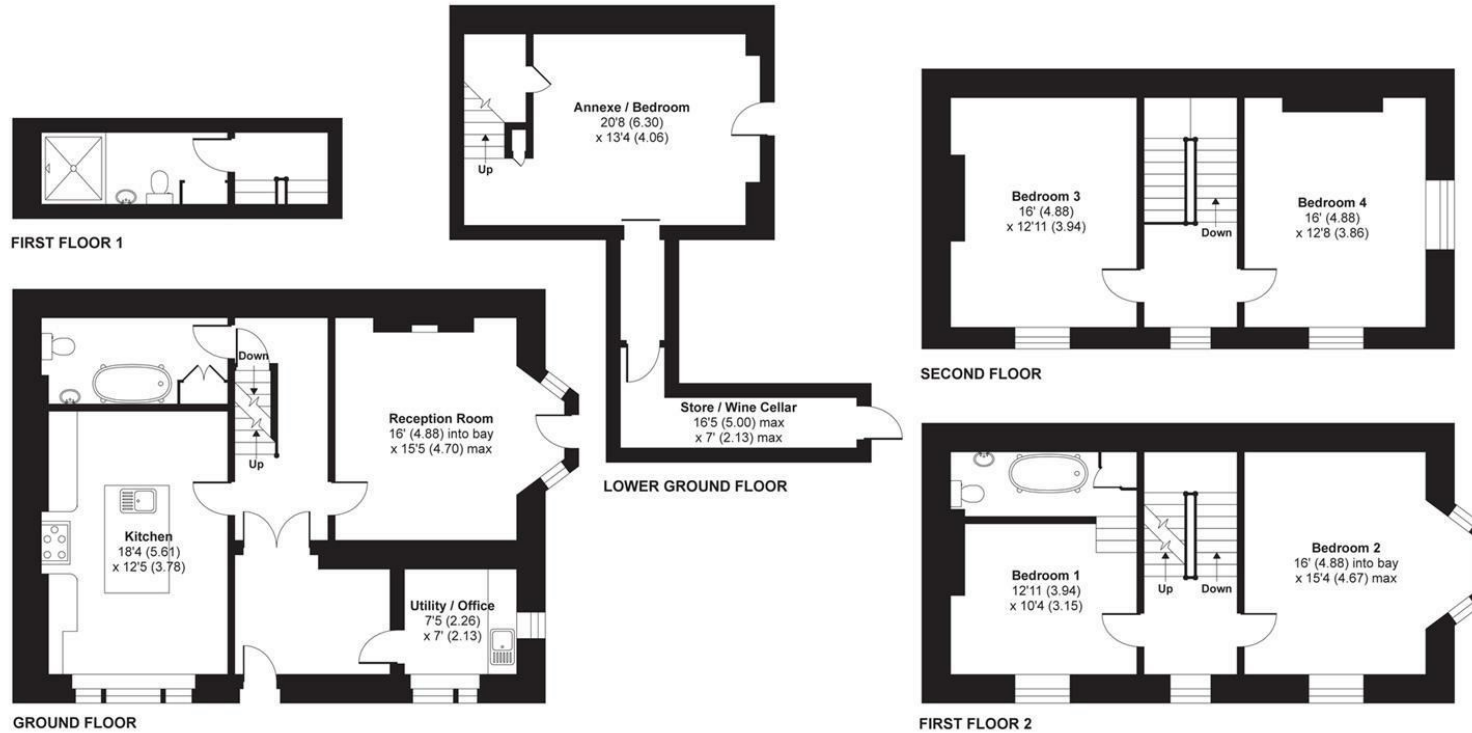
IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



St. Marys House, Stamages Lane, Painswick, Stroud, GL6

Approximate Area = 2380 sq ft / 221.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2021. Produced for Murrays Estate Agents REF: 737260



3 King Street, Stroud, GL5 3BS
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XII
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk