

# FLAT 2 YEW TREE HOUSE

PAINSWICK  
GLOUCESTERSHIRE



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## Flat 2 Yew Tree House Painswick, Stroud, Gloucestershire, GL6 6UN

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### AN IMPRESSIVE TOP FLOOR APARTMENT FULL OF CHARACTER RIGHT IN THE HEART OF THE POPULAR VILLAGE OF PAINSWICK WITH LOVELY VIEWS OVER THE FAMOUS CHURCHYARD AND PAINSWICK VALLEY

**Vaulted Dining Hall/Sitting Room with Galleried Study , Kitchen, 2 Double Bedrooms, Attic Room/Office, Bathroom and Far Reaching Views.**

### GUIDE PRICE £200,000

#### DIRECTIONS

The property is most easily found by leaving our office in Painswick, down New Street, and locating The Falcon Inn on the right hand side and Yew Tree House is the first property immediately after on the right. The entrance to the apartment can be found by entering through a wooden gate at the side/rear, through the door and up the stairs to the top.

#### DESCRIPTION

An impressive top floor apartment within a Grade II listed Cotswold stone property right in the heart of the popular village of Painswick with magnificent far reaching views across the churchyard and the Painswick valley beyond. The property is beautifully light, spacious, and offers versatile accommodation with vaulted dining/sitting room, a good sized kitchen, 2 double bedroom and a large bathroom. There are also two mezzanine floors ideal for study/office. All the windows in the property have the magnificent views.

#### LOCATION

The location of Yew Tree House is one of its key assets, situated right in the centre of Painswick, and within a few minutes walk from the village's many amenities. Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel, offering fine-dining to non-residents and several stylish and independent coffee shops. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the

private and state sector. There is also a popular village primary school within walking distance of Station House.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

<b>TENURE</b>	<b>Leasehold</b>
<b>EPC</b>	<b>EER: Current 44 / Potential 75</b>
<b>SERVICES</b>	<b>Mains electricity, water and drainage are believed to be connected to the property. Gas fired central heating. Stroud District Council, Tax Band D</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property</b>

*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

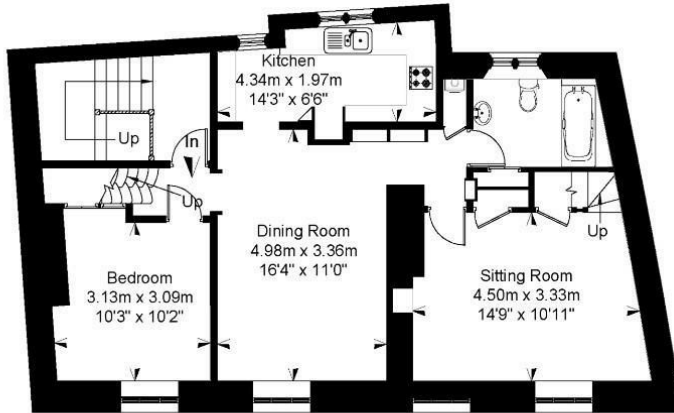
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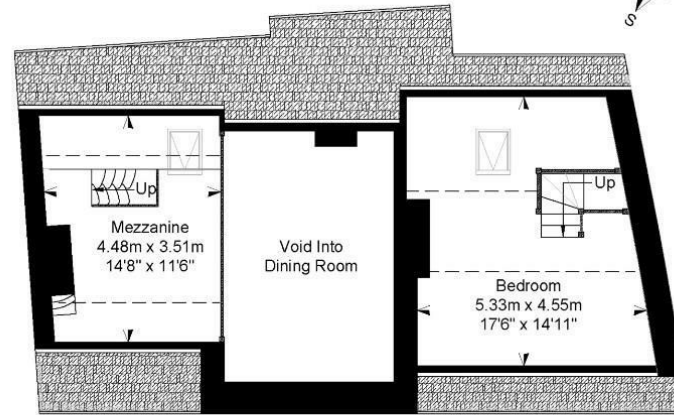


**Flat 2 Yew Tree House, New Street, Painswick, Gloucestershire**

Approximate IPMS2 Floor Area  
 Flat 2 104 sq metres / 1119 sq feet  
 (Includes Limited Use Area 22 sq metres / 237 sq feet)

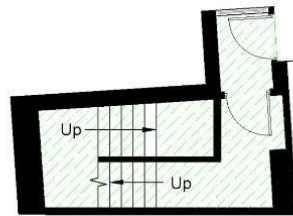


**Flat 2  
Second Floor**

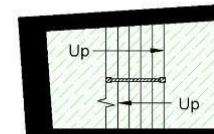


**Flat 2  
Third Floor**

= Communal Areas  
 = Limited Use Area



**Ground Floor**



**First Floor**

Simply Plans Ltd © 2023  
 07890 327 241  
 Job No SP3194  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard



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