

# STONEBARROW

PAINSWICK  
GLOUCESTERSHIRE





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## Stonebarrow, Tibbiwell Lane, Painswick, Gloucestershire, GL6 6YA

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**A BEAUTIFULLY RENOVATED, BRIGHT AND SPACIOUS SEMI-DETACHED COTTAGE SET IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK, WITH LOVELY LEVEL GARDENS, PARKING AND STUNNING VIEWS**

**Entrance Hall, Contemporary Kitchen/Breakfast Room, Dining room, Utility, Cloakroom, Sitting Room, Principal Bedroom with Dressing Room and En-Suite Shower, 2 further Bedrooms, Family Bath/Shower Room, Level Gardens, Parking and Views**

**GUIDE PRICE £675,000**

### DESCRIPTION

Stonebarrow is a charming extended Cotswold cottage set in an elevated position in the heart of the village. The current owners have renovated and improved the property to an extremely high standard and it now provides beautifully light and spacious accommodation arranged over two floors. On the ground floor there is an entrance hallway with cloakroom and utility off, a contemporary kitchen/breakfast room, with bi-fold doors opening onto a large sun terrace and garden, dining room with log burner and a good sized sitting room with open fireplace and access to the terrace. Upstairs there is a principal bedroom suite with dressing room and en-suite shower, 2 further bedrooms and a beautifully appointed family bath/shower room. To the rear of the property is a lovely landscaped garden with a large patio/sun terrace and stunning views. To the front of the property there is parking and a large store room.

### DIRECTIONS

Stonebarrow is most easily located by leaving our Painswick office and turning into Victoria Street in the direction of the village centre. Follow the road round to the left and then turn right into Tibbiwell Lane. Continue down Tibbiwell, passing the turning into Kemps Lane where the entrance and parking to Stonebarrow can be found a short distance down the hill on the right hand side.

### LOCATION

The 'Queen of the Cotswolds', Painswick arguably has more fine period buildings within a defined area, than anywhere else in the Cotswolds. A friendly and welcoming community, almost all the facilities of the village are within walking distance of Stonebarrow and there

are numerous sport and social clubs as well as a challenging 18 hole golf course and beautiful gardens to visit. Jealously guarding its reputation as a village community, Painswick, has the feel of a small country town with its magnificent church at its centre and good local services. Strategically situated south of Gloucester and Cheltenham and west of Cirencester, the village is in an official area of natural beauty within the fold of the Cotswold hills, with spectacular views in all directions. The Painswick, the village's highly rated hotel restaurant, is a stone's throw away (among other places to eat out - two good village pubs, both serving food), the village is within reach of a number of good schools in the public and private sectors and has its own thriving primary school. London is circa two hours by road or approximately 95 minutes by rail from nearby Stroud Station and there is good access to the M5 motorway - Junction 11a - Cheltenham.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 62 / Potential 80</b>
<b>SERVICES</b>	<b>Gas fired central heating, mains drainage, water and electric are connected to the property. Stroud District Council. Tax Band F</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS 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

*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*

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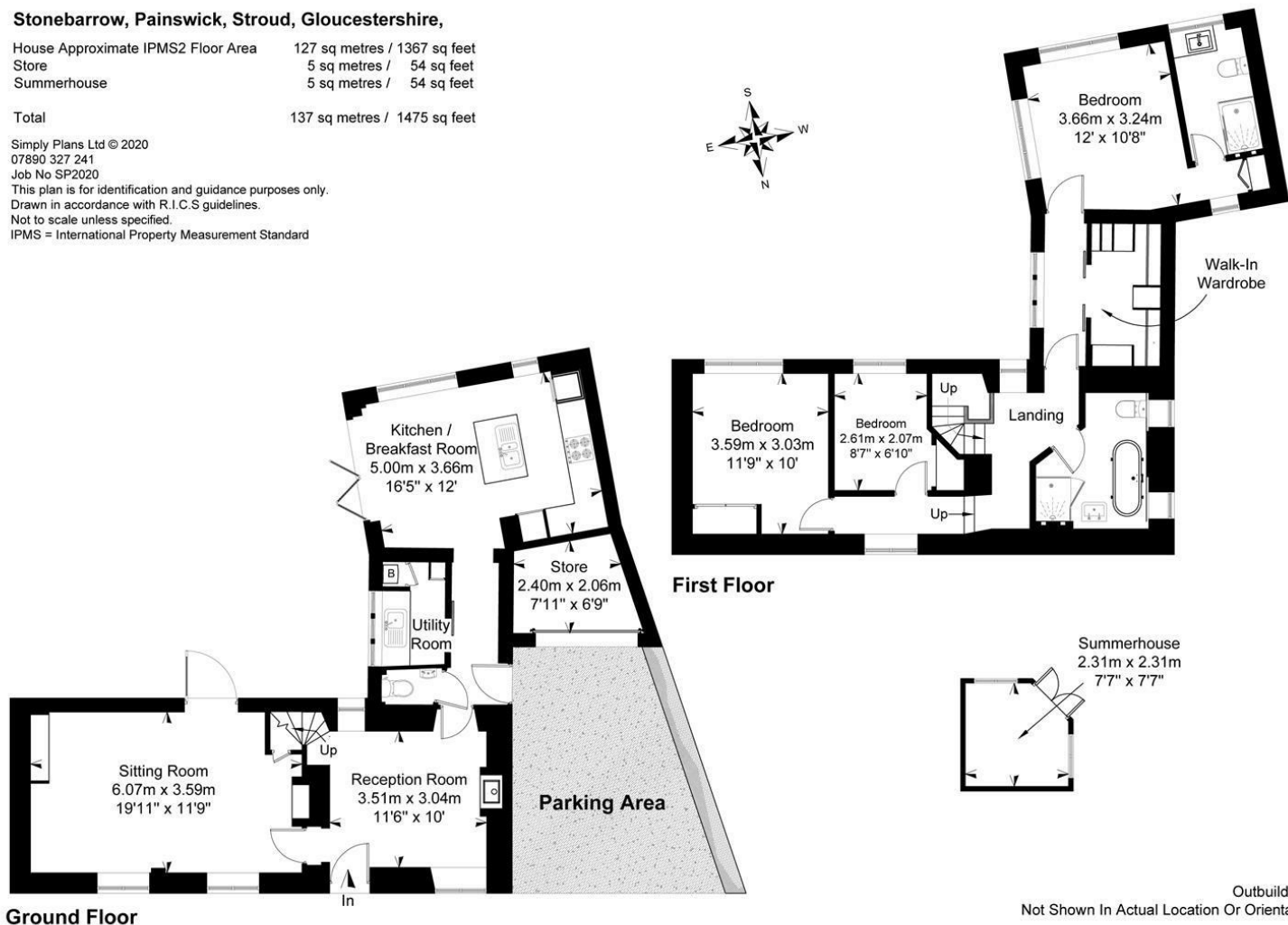
**Stonebarrow, Painswick, Stroud, Gloucestershire,**

House Approximate IPMS2 Floor Area 127 sq metres / 1367 sq feet  
 Store 5 sq metres / 54 sq feet  
 Summerhouse 5 sq metres / 54 sq feet

Total 137 sq metres / 1475 sq feet

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 07890 327 241  
 Job No SP2020

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



Outbuildings  
 Not Shown In Actual Location Or Orientation



4 London Road, Stroud, GL5 2AG  
 Tel: 01453 755552

Email: [stroud@murraysestateagents.co.uk](mailto:stroud@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



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

Email: [painswick@murraysestateagents.co.uk](mailto:painswick@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



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

Email: [minchinhampton@murraysestateagents.co.uk](mailto:minchinhampton@murraysestateagents.co.uk)  
 Internet: [www.murraysestateagents.co.uk](http://www.murraysestateagents.co.uk)



Mayfair Office: Cashed House, 15 Thayer Street, London, WLU 3JT  
 Tel: 0870 112 7099

Email: [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk)  
 Internet: [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)