

3 HILLVIEW COTTAGES

PAINSWICK



3 Hillview Cottages, Gloucester Street, Painswick, Gloucestershire, GL6 6QR

A DELIGHTFUL 2 BED PERIOD COTTAGE WITHIN EASY WALKING DISTANCE OF THE CENTRE OF PAINSWICK, WITH A HOST OF PERIOD FEATURES AND A MAGICAL GARDEN TUCKED AWAY TO THE REAR OF THE COTTAGE

Sitting Room, Kitchen, Utility, Cloakroom, First Floor Double Bedroom, Family Bathroom, Second Floor Double Bedroom, Landscaped Garden, Studio, Shed

GUIDE PRICE £375,000

DESCRIPTION

3 Hillview Cottages offers a delightful period home in a fabulous central village location. Opening directly into the main living area, the cottage has an instantly welcoming and homely vibe. The ground floor layout is open-plan through to the kitchen, creating a lovely sense of light and space. A pretty fireplace creates a cosy focal point to the living room, with built in oak cupboards providing useful storage. A magnificent historic mullion window neatly frames the view to the kitchen, allowing ample natural light throughout the ground floor. The kitchen is fitted with shaker-style white units with wooden work top and built-in appliances and room for a dining table. A good-sized utility and cloakroom lead off the rear of the kitchen, together with access to the garden. Stairs lead off the kitchen to a first floor double bedroom with pretty views along Gloucester Street and built-in storage cupboards. There is also a spacious family bathroom located on the first floor. A further double bedroom is located on the second floor with views over the garden.

The real jewel in Hillview Cottage's crown lies in its garden. The garden stretches out to the rear of the cottage and is a magical haven of well-stocked borders, meandering paths and seating areas. Outside lighting provides night time ambience, ideal for alfresco entertaining. A studio is located at the bottom of the garden, with power supply and ideal as an additional space for guests or for a home office.

DIRECTIONS

From our Painswick office, follow New Street in the direction of Cheltenham and turn left just after the traffic lights, into Gloucester Street. 3 Hillview Cottages is located circa 150yards along Gloucester Street on the left hand side, just before the turning into Butt Green.

LOCATION

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.

3, Hillview Cottages is just minutes from the centre of the village and also within easy walking distance of Painswick Beacon, host to a popular gold course and offering stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham. School buses run from the centre of the village to most of the local schools and there is also a popular village primary school within minutes from the cottage.

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.

TENURE Freehold
EPC EER: Current 51 / Potential 84
SERVICES Gas central heating, mains drainage, council tax band D.

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

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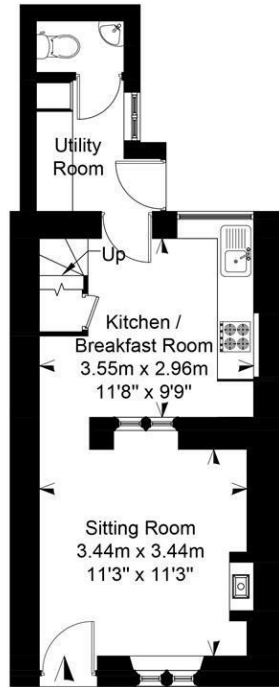
= Limited Use Area

House	Approximate IPMS2 Floor Area
Studio	66 sq metres / 710 sq feet
	9 sq metres / 97 sq feet
Total	75 sq metres / 807 sq feet
(Includes Limited Use Area)	3 sq metres / 32 sq feet

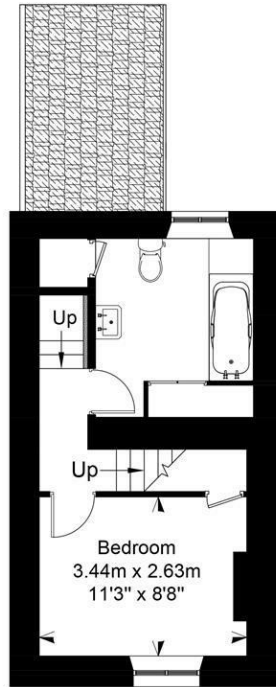
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

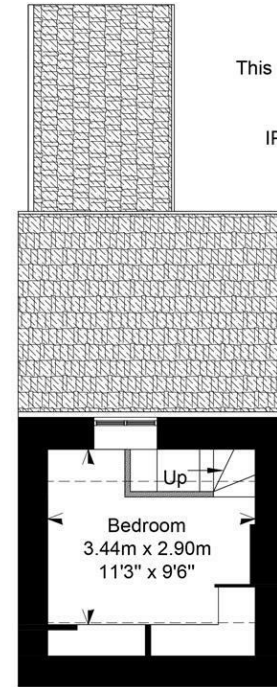
Outbuildings
Not Shown In Actual Location Or Orientation



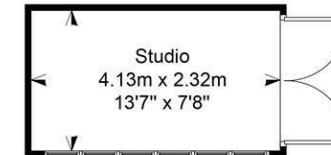
Ground Floor



First Floor



Second Floor



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