



MYND HOUSE
THE HIGHLANDS, PAINSWICK
GLOUCESTERSHIRE





MYND HOUSE, THE HIGHLANDS, PAINSWICK, STROUD, GLOUCESTERSHIRE, GL6 6SL



GUIDE PRICE £1,375,000

A SUBSTANTIAL FAMILY HOME IN A MAGNIFICENT ELEVATED LOCATION OVERLOOKING THE PAINSWICK VALLEY WITH 5 BEDROOMS AND A LARGE GARDEN OF CIRCA TWO THIRDS OF AN ACRE, WITHIN WALKING DISTANCE OF THE HISTORIC VILLAGE OF PAINSWICK

Reception Hall, Kitchen, Breakfast Room, Dining Room, Utility Room, Sitting Room, 5 Bedrooms, 2 En-Suite, Family Bathroom, Garage, Large Garden Circa 2/3 Acre, Stunning Views





Mynd House offers a superbly proportioned and impressive family home. In a tucked away location on the exclusive Highlands development on the edge of Painswick, a long sweeping drive leads to a handsome entrance with oak door opening to a spacious and light filled reception hall. Parquet flooring runs throughout most of the ground floor, creating a lovely sense of flow and warmth. A cloakroom and separate coat cupboard provide functional storage spaces. The kitchen is a good sized room with fabulous views across the valley plus a breakfast room and utility to the rear, which if combined, have the potential to create a superb open-plan hub of the house. The sitting room is a superbly proportioned room with wood burning stove for the colder months and expansive glass doors opening to a large patio, ideal for entertaining in the summer months. A separate dining room, provides further entertaining space or works equally well as a second reception or home office. Stairs lead off the reception hall to a spacious landing and five double bedrooms, two with en-suite. The principal suite has fabulous views across the Painswick valley. There is also a family bathroom at this level.

The grounds surrounding Mynd House are a real feature of the property with gently sloping lawns, well-stocked borders and a superb large patio area, ideal for alfresco dining or simply relaxing with a book whilst soaking up the far reaching valley views. A sweeping drive leads to ample parking and a garage.



LOCATION

The location of Mynd House is one of its greatest assets. Tucked away in a far corner of the Highlands, this exclusive development offers privacy alongside a welcoming sense of community, within walking distance of the sought after village of Painswick. The property sits in an enviably large plot of circa 2/3 acre, with fabulous far reaching valley views. Everything about this home and its location, exudes space. Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as three popular cafes and an arts shop. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse. The village is popular with tourists and is well known for the beautiful Rococo Gardens and also its Beacon, a huge expanse of common-land offering a wonderful source of walks and far reaching views to the Malvern Hills and also host to a popular golf course.

Well placed for commuting, Mynd House is a 15 minute drive to Cheltenham, well- known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46, passing through the traffic lights and heading towards Cheltenham. After approximately 500 yards and opposite the turning to Sheepscombe, you will see the entrance to Highlands on the left. As you enter Highlands, take the first turning on the left and Mynd House is located several houses along on the left hand side.

TENURE Freehold

EPC EER: Current 68 / Potential 80

SERVICES Gas central heating, mains drainage, council tax band G, Stroud District Council.

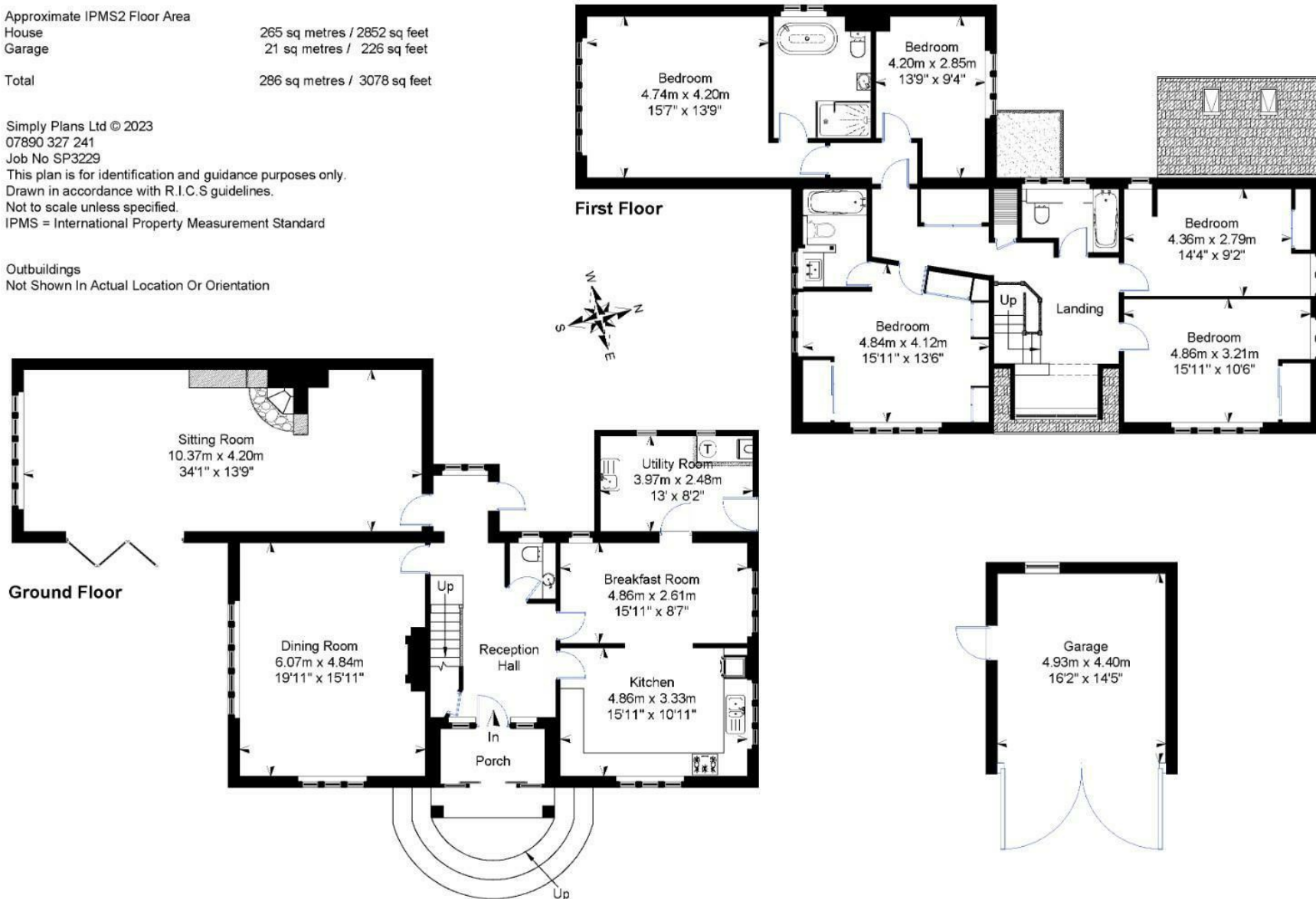
VIEWING By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

Mynd House, The Highlands, Painswick, Gloucestershire

Approximate IPMS2 Floor Area	265 sq metres / 2852 sq feet
House	21 sq metres / 226 sq feet
Garage	21 sq metres / 226 sq feet
Total	286 sq metres / 3078 sq feet

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 07890 327 241
 Job No SP3229
 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



SUBJECT TO CONTRACT

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