

BEACON LODGE

PAINSWICK
GLOUCESTERSHIRE



Beacon Lodge, Chelteneham Road, Painswick, Gloucestershire, GL6 6TP

AN EXCELLENT OPPORTUNITY TO ACQUIRE A RECENTLY RENOVATED DETACHED BUNGALOW CLOSE TO THE SOUGHT AFTER VILLAGE OF PAINSWICK, BENEFITING FROM VERSATILE SPACIOUS ACCOMMODATION, GOOD SIZED GARDEN, PARKING AND VIEWS

Entrance Hall, Sitting Room, open plan Kitchen/Dining Room, 4 Bedrooms, family Bathrooms, Gardens to front and rear, plenty of Parking and lovely Views

GUIDE PRICE £575,000

DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham. Continue out of the village passing the golf course on your left and as the road straightens out you will see a number of properties on your left. Pass the turning into Beacon Close and the driveway to Beacon Lodge is the first entrance you come to after Beacon Close.

DESCRIPTION

Beacon Lodge, on the outskirts of the sought after village of Painswick, offers an excellent opportunity to acquire a good sized bungalow that has just been renovated throughout. The current vendors have transformed the property which now provides versatile accommodation including extending into the former garage and making a lovely open-plan kitchen/breakfast/family room. The property is stylish, light and spacious with entrance hall, good sized sitting room with fireplace, open-plan kitchen/breakfast room, 3/4 bedrooms, (one is currently being used as a work studio) and a family bathroom. Outside the gardens are mainly to the front of the property with large lawns, mature trees and flower borders, parking and turning, plus a pretty garden at the rear.

LOCATION

Beacon Lodge is located immediately north of Painswick, well regarded as one of the prettiest villages in the Cotswolds, with a wealth of historic buildings and an 'old world' charm. The village has a strong community spirit and good local facilities including a challenging golf course. The surrounding countryside is

exceptional. The Painswick Valley - which Beacon Close overlooks, is a source of wonderful walks on an extensive network of public footpaths, characterised by sunken lanes flanked by small green fields, interspersed with ancient woodland. In direct contrast, within a short drive is the Regency Spa town of Cheltenham with excellent shopping, restaurants, theatres and famous race course. Beacon Close is within 2 hours from London by road or circa 90 minutes by train from nearby Stroud Station into London Paddington. Stroud has a large Waitrose plus several other supermarkets, as well as an award winning Farmers Market. For children, this is an excellent location, with easy access to excellent schools in Cheltenham, as well as Beaudesert Park in Minchinhampton plus excellent state schools, including Stroud High and Marling grammar schools; Painswick also has a popular primary school.

TENURE	Freehold
EPC	EER: Current null / Potential null
SERVICES	Air source heat pump. New septic tank drainage. Water and electric are connected to the property. Stroud District Council. Tax Band E
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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Beacon Lodge, Cheltenham Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 110 sq metres / 1184 sq feet

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07890 327 241

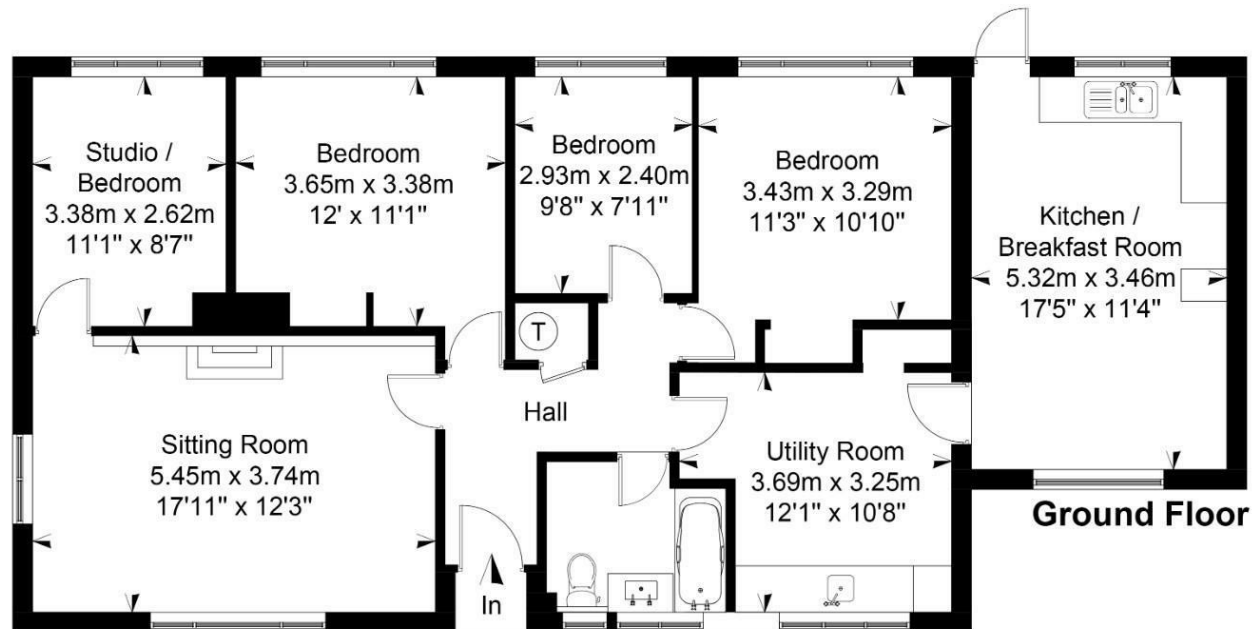
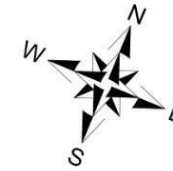
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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