

# HAMBUTTS EDGE

PAINSWICK  
GLOUCESTERSHIRE



# Hambutts Edge, Edge Road, Painswick, Stroud, Gloucestershire, GL6 6UP

## A SPACIOUS AND LIGHT-FILLED MODERN HOME IN A PRIME LOCATION WITHIN EASY WALKING DISTANCE OF THE CENTRE OF PAINSWICK, WITH GARDEN AND GATED PARKING

**Reception Hall, Kitchen/Breakfast Room, Garden Sun Room, Sitting Room, Snug, Cloakroom, 3 Large Double Bedrooms, Principal with En-suite, Family Bathroom, Garden, Gated Gravel Parking**

### GUIDE PRICE £795,000

#### DESCRIPTION

Built in 2011, Hambutt's Edge offers a spacious and light-filled modern home in a prime village location. Opening to a good sized reception hall, the house has an immediately welcoming and homely feel. The kitchen is set to the rear of the house and this light-filled open-plan space is clearly the heart of the home. A large centre island provides a fabulous preparation space as well as an ideal spot for friends and family to sit and chat whilst cooking up a feast. Fitted units provide plentiful storage and built-in appliances offer functionality. A good-sized window overlooks the garden. A sun room, ideal as a breakfast room, leads off the kitchen and adjoins the sitting room, giving the home a lovely sense of flow. A wood burning stove provides a warming focal point to the sitting room for the colder months and for the warmer months, double doors open to the sun room and out to the garden, ideal for alfresco entertaining. A snug leads open-plan off the kitchen, a room that works equally well as a dining room. A cloakroom and utility are also located on the ground floor, with access to the garden from the utility.

Stairs lead off the reception hall to a spacious landing with 3 good-sized double bedrooms, the principal with en-suite, plus a family bathroom. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage space. The rear facing bedrooms have wonderful views across the valley, looking towards the village of Edge.

The garden is set to the rear of the house and comprises a level lawn and a good sized patio. Gated gravel parking for several cars, is set to the side of the house.

#### DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham, turning left at the first set of traffic lights, into Gloucester Street. Take the first left after 50yards into Churchill Way and follow the road to the end, passing The Croft Primary School on your right. Hambutts Edge will be found at the end of the cul-de-sac, on the right hand side,

#### AGENT'S NOTE

Hambutt's Edge was originally designed as a 4 bedroom home. The third bedroom could easily be divided back into two bedrooms, to re-create a fourth bedroom.

#### LOCATION

The location of Hambutt's Edge is one of its key attributes. Tucked away along a private thoroughfare, with vehicular access via Churchill Way, Hambutt's Edge sits in a lovely quiet location, with no passing traffic and on the edge of wonderful open countryside. Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially Cotswold village with pretty streets lined with stunning historic homes. Hambutts Edge is located within easy walking distance of the

centre of the village, with its many amenities, including a local shop, chemist, two pubs, several cafes and a sought after boutique hotel, The Painswick.

One of the key draws to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools in the private sector and a popular primary school just 2 minutes walk from Hambutts Edge. The Painswick community is a welcoming one, with numerous local events and plenty to see and do in the local area. The Cotswold Way runs through the village, offering a lovely source of walks and both the Painswick Beacon and the Rococo Gardens are within easy walking distance of the property, with a popular golf course on the Beacon.

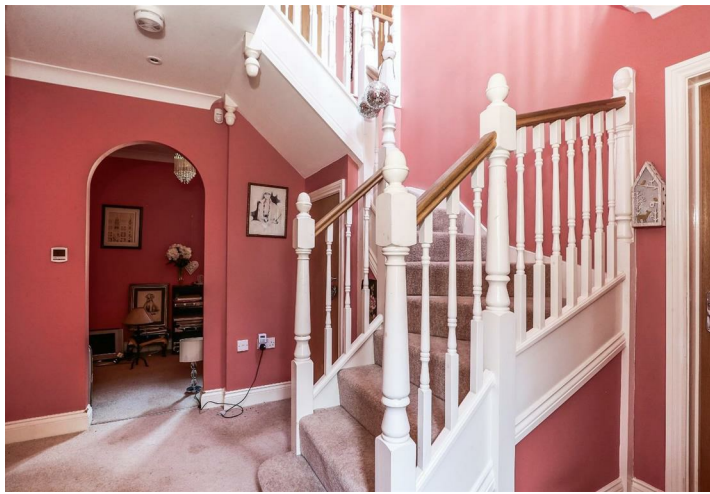
Well placed for commuting, Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 76 / Potential 86</b>
<b>SERVICES</b>	<b>Daikin Heat Pump, 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 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.*

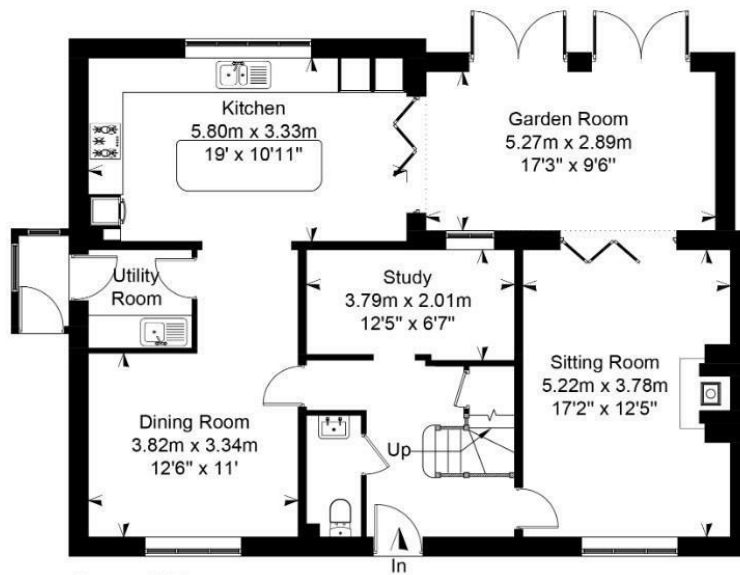
#### SUBJECT TO CONTRACT

*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*

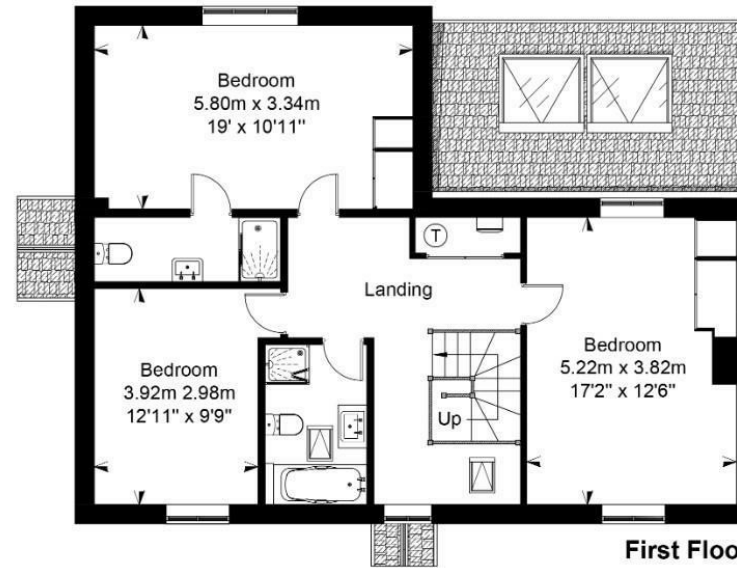


**Hambutts Edge, Edge Road, Painswick, Gloucestershire**

Approximate IPMS2 Floor Area  
House 183 sq metres / 1970 sq feet



**Ground Floor**



**First Floor**

Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3346

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



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: Cashel House, 15 Thayer Street, London, W1U 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)