

# PERIVALE PAINSWICK



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# Perivale, Stamages Lane, Painswick, GL6 6XA

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## A LIGHT-FILLED AND SPACIOUS HOME IN A PRIME VILLAGE LOCATION, OFFERING 3 DOUBLE BEDROOMS, LOVELY VIEWS AND PARKING

**Kitchen/Breakfast Room, Utility/Shower Room, Cloak Cupboard, Sitting Room, Snug/Playroom, Garden Room, 3 Double Bedrooms, Principal with En-suite Shower Room, Family Bathroom, Good Sized Enclosed Garden, Garden Shed, Parking for Several Cars, Workshop**

**GUIDE PRICE £725,000**

### DESCRIPTION

Perivale is a bright and spacious home in a lovely elevated location within easy walking distance of the centre of Painswick. Significantly updated and improved by the current vendors, the property now offers well thought-out living spaces, ideal for family living. A garden path leads to the main entrance which opens via a pretty stable door, directly into the kitchen. Clearly the heart of the home, the kitchen is fitted with stylish cream colour shaker-style units. A charming fire place with original stone lintel, dated 1914, creates a lovely sense of history and character. A good sized utility with shower and WC is set to the rear of the kitchen, providing an ideal space for washing dogs (and children!) after a walk in the surrounding countryside. A spacious cupboard offers a useful space for muddy boots and country paraphernalia. The main reception rooms overlook the garden and the valley views. The sitting room is a light-filled and spacious room with a wood burning stove providing a lovely focal point and the original sash windows overlooking the garden room. A second reception, currently used as a playroom, would work equally well as a snug or dining room. Steps lead down to a magnificent garden room providing the ideal spot to relax with a book and opening to a fabulous patio. The garden room works equally well as additional dining space.

Three double bedrooms are located on the first floor, two with magnificent views over open countryside, looking toward Frith Wood. The principal bedroom benefits from an en-suite shower room and all of the bedrooms have the original fireplaces in situ, together with ample built-in storage. There is also a good-sized family bathroom at this level.

The garden is set to the rear of the house and offers a private and enclosed haven in which to relax and enjoy the valley views. A raised patio offers the perfect spot for alfresco entertaining and there is a dedicated children's play area at the bottom of the garden, along with a useful shed and a good selection of fruit trees. A workshop is located to the side of the house and there is parking for several cars, together with a covered car port.

### DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud, taking the first left hand turn by the car park, into Stamages Lane. Perivale is located circa 500 yards down the lane, on the left hand side, shortly after the stall selling kindling.

### 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. There is a boutique hotel a short walk from Perivale, offering

fine-dining to non-residents and several stylish and independent coffee shops. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and 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 and a broad choice of schools in the private sector. 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 walking distance of Perivale.

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.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>EER: Current 59 / Potential 83</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property, gas central heating, mains drainage, Stroud District Council Tax Band E.</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*

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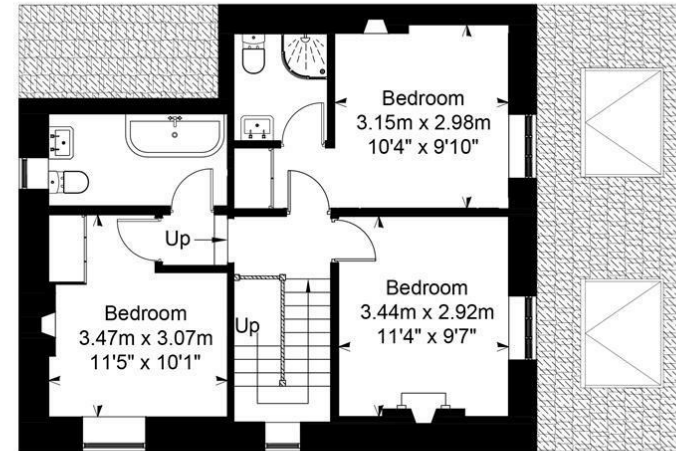


## Perivale, Stamages Lane Painswick, Gloucestershire

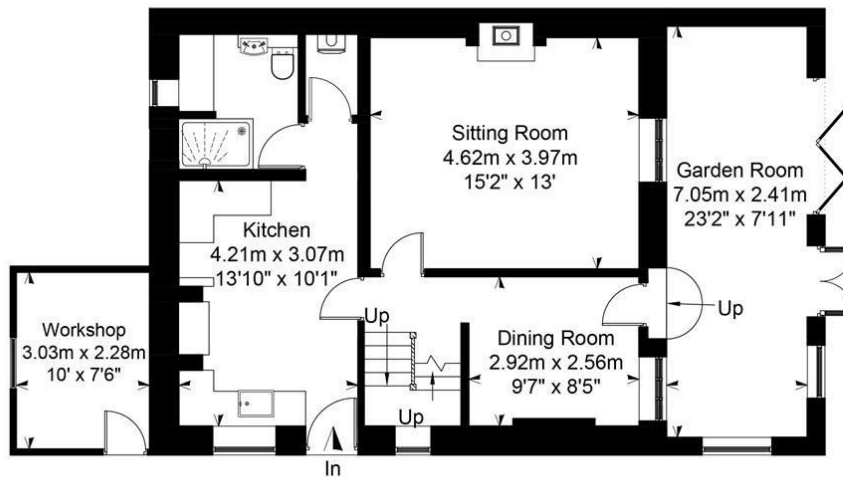
Approximate IPMS2 Floor Area	
House	121 sq metres / 1302 sq feet
Workshop	7 sq metres / 75 sq feet
Store	5 sq metres / 54 sq feet
<b>Total</b>	<b>133 sq metres / 1431 sq feet</b>

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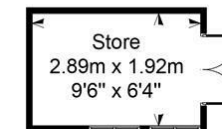
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard



First Floor



Ground Floor



Outbuildings  
Not Shown In Actual Location Or Orientation



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