

COOMBE HOUSE

PAINSWICK
GLOUCESTERSHIRE



Coombe House, Vicarage Street, Painswick, Gloucestershire, GL6 6XR

A SPACIOUS 4 BED HOME IN THE HEART OF PAINSWICK, BEAUTIFULLY RENOVATED TO OFFER A SEAMLESS FUSION OF PERIOD CHARM WITH A STYLISH CONTEMPORARY TWIST

Reception Hall, Utility/Cloakroom, Kitchen/Breakfast Room, Sitting/Dining Room, 4 Bedrooms, 2 En-suite, Family Bathroom, Raised level Garden with large Decking Area and Views, Parking for One Car

GUIDE PRICE £795,000

DESCRIPTION

Coombe House offers the perfect fusion of period charm with modern-day living. Meticulously styled by the current owner, the home is beautifully presented with a unique contemporary twist. Grey iron railings envelope the front of the house, framed by a handsome topiary hedge. The main entrance opens to a spacious reception hall, tiled for practical living and with ample room for boots and country paraphernalia. A utility, ideal for keeping laundry out of sight, together with a cloakroom, leads off the main hallway. The kitchen is located to the rear of the home and is fitted with streamlined contemporary units in a sleek taupe finish. A red Aga creates a warming focal point and a centre island provides useful preparation space. A large built-in larder cupboard together with under-stair cupboards, supplies plentiful storage. The kitchen opens to a side courtyard with room for a table and chairs, offering the perfect spot for a morning coffee or alfresco breakfast. The sitting/dining room fronts Vicarage Street and is a wonderfully spacious room with boarded floor, deep window seats and an open-fire, ideal for cosy evenings at home. Aged beams add character and a feature cast iron radiator adds interest, together with a pretty porthole window overlooking the street. Stairs lead off the kitchen to two first floor bedrooms and a fabulous, large family bathroom. Separate staircases lead to two further top floor bedrooms, both with en-suite shower rooms. All of the bedrooms have been thoughtfully laid out to provide both comfort and plentiful storage, with lovely village and valley views.

A door leads from the first floor landing to a raised garden, offering a magical spot to soak up the historic view along Vicarage Street, together with far-reaching views across the valley. A large decking area provides the perfect spot for a table and chairs, ideal for alfresco entertaining with friends. A gravel courtyard, together with well-stocked borders and a stone outhouse, complete this tucked-away, gem of a garden. A gate leads from the garden to the parking area, offering off-street parking for one car, a rare asset on Vicarage Street.

DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Branch left towards the village shop, passing The Royal Oak pub on your right. At the fork in the road, turn right into Vicarage Street where Coombe House will be found towards the bottom of the street, on the left hand side.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Vicarage Street is located in the heart of the village and is lined with magnificent historic properties. 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 within a five minute walk from Coombe House, offering

fine-dining to non-residents and several stylish and independent coffee shops within a short walk. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for walking, riding and cycling. One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance of Coombe House.

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. Stroud is well known for its unique Bohemian vibe and as a thriving arts and cultural centre. 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 44 / Potential 79
SERVICES Gas central heating, mains drainage, Stroud District Council Tax Band E. Ofcom Checker: Broadband speed - 16 Mbps Standard, 71 Mbps Superfast, Mobile network availability - EE and O2.
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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Coombe House, Vicarage Street, Painswick, Gloucestershire,

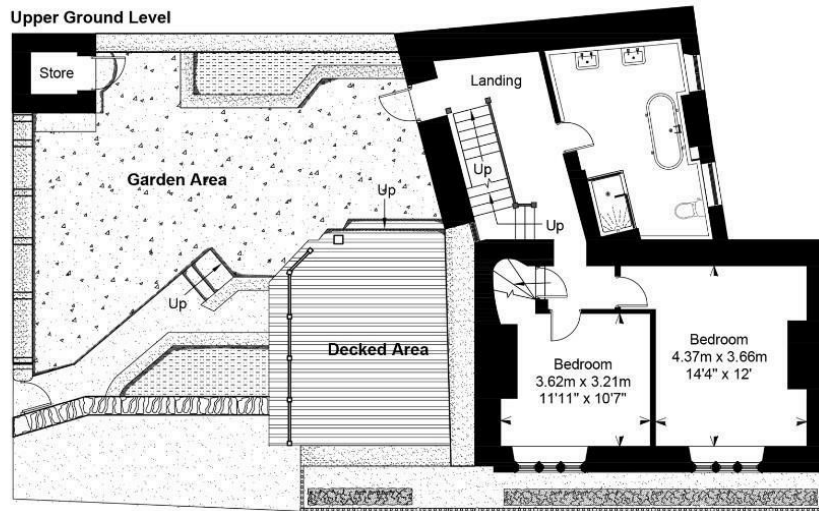
Approximate IPMS2 Floor Area
House

202 sq metres / 2174 sq feet

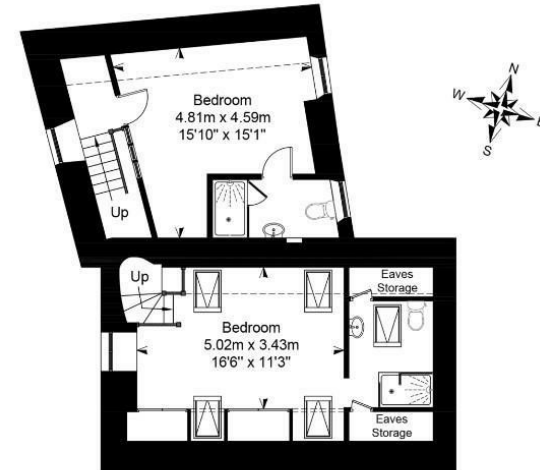
(Includes Limited Use Area

12 sq metres / 129 sq feet)

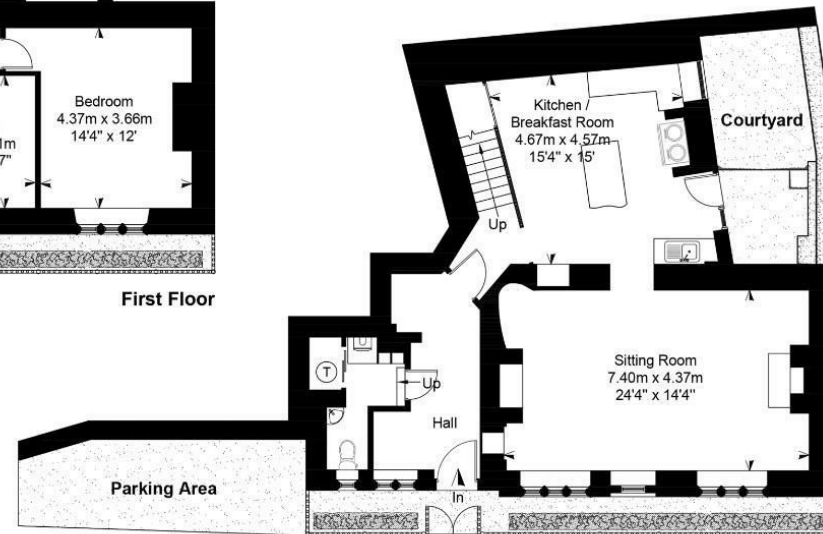
Upper Ground Level



First Floor



Second Floor



Ground Floor

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Job No SP3393
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



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