

WAYSIDE
PAINSWICK
GLOUCESTERSHIRE



WOOL
COTTAGE

Wayside

Wayside, Victoria Street, Painswick, Gloucestershire, GL6 6QA

A BEAUTIFULLY RENOVATED AND REFURBISHED DOUBLE FRONTED COTSWOLD COTTAGE SITUATED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK, CLOSE TO LOCAL AMENITIES

Entrance Hall, Kitchen/Dining Room, Sitting Room, 3 Bedrooms, Family Bathroom, lovely Village Views

OFFERS IN THE REGION OF £400,000

DESCRIPTION

Wayside has recently undergone a complete renovation and refurbishment project. The current owners have tastefully transformed this charming Grade II Listed double fronted cottage and it now benefits from a superb mix of both period and modern living, full of charm and character. Its location in the heart of the village makes it an ideal home and it would also make an ideal and low maintenance Air B&B or rental investment.

On the ground floor there is a stylish open plan country kitchen/dining room, with all new appliances and a good sized sitting room with log burner. Upstairs there are 3 bedrooms and a bathroom - the views over the church from two of the bedrooms are second to none. The cottage is surrounded by lots of wonderful open spaces and beautiful countryside, with great walks on the doorstep and free parking in the main village car park, 2 minutes walk away.

DIRECTIONS

The property is most easily located by leaving our office in Painswick along Victoria Street towards the centre of the village. After a small distance and shortly after passing George Court on your left, the property will be found on the left.

LOCATION

The 'Queen of the Cotswolds', Painswick arguably has more fine period buildings within a defined area, than anywhere else in the Cotswolds. A friendly and welcoming community, almost all the facilities of the village are within walking distance of Wayside and there are numerous sport and social clubs as well as a challenging 18 hole golf course and

beautiful gardens to visit. Jealously guarding its reputation as a village community, Painswick, has the feel of a small country town with its magnificent church at the centre and good local services. Strategically situated south of Gloucester and Cheltenham and west of Cirencester, the village is in an official area of natural beauty, within the fold of the Cotswold hills, with spectacular views in all directions. The Painswick, the village's highly acclaimed hotel/restaurant, is a stone's throw away (among other places to eat out - 2 good village pubs both serving food), the village is within reach of a number of good schools in the public and private sectors and has its own thriving primary school. London is circa 2 hours by road or about 95 minutes by rail from nearby Stroud Station and there is good access to the M5 motorway - Junction 11a - Cheltenham.

TENURE Freehold

EPC N/A Grade II Listed

SERVICES Gas central heating., mains drainage, water and electric are connected to the property

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.

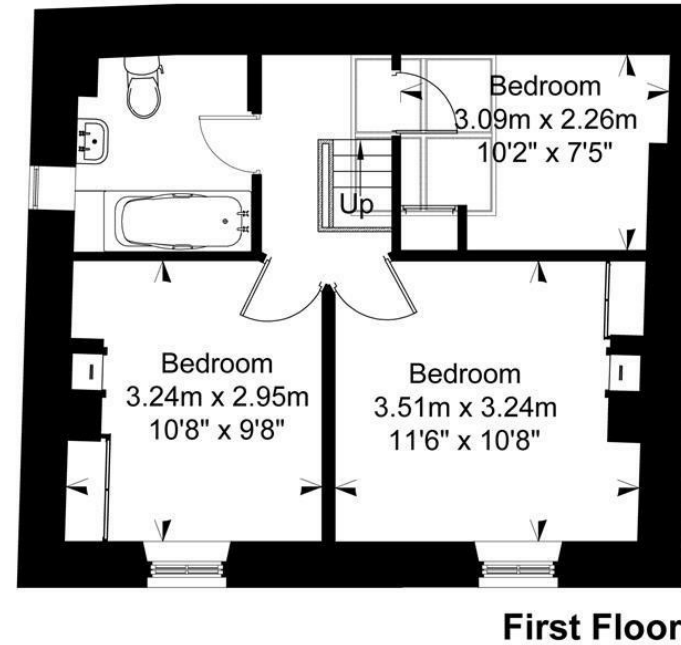
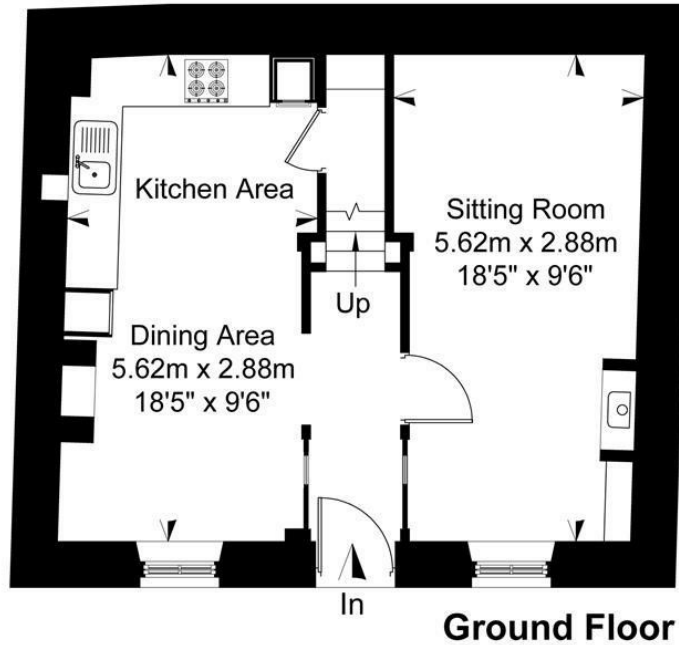
SUBJECT TO CONTRACT

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Wayside, Painswick, Gloucestershire

House Approximate IPMS2 Floor Area 75 sq metres / 807 sq feet



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07890 327 241

Job No SP2235

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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