

HIGH WARREN THE HIGHLANDS PAINSWICK





HIGH WARREN, THE HIGHLANDS, PAINSWICK, GLOUCESTERSHIRE, GL6 6SL



GUIDE PRICE £1,275,000

A SPACIOUS 5 BED HOME TUCKED AWAY ON THE EXCLUSIVE HIGHLANDS DEVELOPMENT ON THE OUTSKIRTS OF PAINSWICK, OFFERING THE OPPORTUNITY TO MODERNISE AND CREATE A TRULY EXCEPTIONAL FAMILY HOME, IDEALLY CONFIGURED TO CREATE A SELF-CONTAINED ANNEXE

Reception Hall, Kitchen/Breakfast Room, Utility, Boot Room, Cloakroom, Sitting Room, Conservatory, Study, Dining Room, 5 Bedrooms, 2 En-suite and one with Walk-in Dressing Room/Study Area/Child's Bedroom, Family Bathroom, Double Garage/Workshop, Large Landscaped Garden





High Warren offers a spacious family home tucked away in a private corner of the exclusive Highlands development. Opening to an oak panelled hallway with parquet floor, the home has an instantly welcoming feel and with modernisation, obvious potential to create a truly spectacular family home. The kitchen is set to the rear of the house and is a light-filled room with fitted units, a breakfast bar and ample room for a dining table. A utility is set to the rear of the kitchen, ideal for keeping laundry out of sight and a useful cloakroom leads off the central hall. The main wing of the house benefits from two reception rooms. A light-filled sitting room, opening to a conservatory, together with a home-office, which would work equally well as a dining room; both rooms benefit from wonderful views across the valley. An oak staircase leads to three good sized bedrooms and a family bathroom, the two front facing rooms with magnificent views and the principal with a spacious en-suite. All of the bedrooms have been carefully laid out to provide comfort and ample storage.

A further wing of the house, ideally configured to create a self-contained annexe but working equally well as part of the main house, comprises a good-sized dual aspect dining room, back kitchen/overflow utility, and two further bedrooms, one with en-suite. Adjoining the main house but with its own separate access, this wing of the house could easily be converted to create a separate annexe, useful as an income generator or for multi-generational living.

The garden is largely set to the rear of the property and comprises well-stocked borders, mature trees including a delightful aged walnut tree and a vine clad wall, together with beautiful dry stone walling. A double garage and driveway provide ample parking.



DIRECTIONS

From our Painswick office, take the A46 in the direction of Painswick and after approximately half a mile, turn left into the Highlands (opposite the turning to Sheepscombe). Follow the road around to the right and take the left turn at the top of the hill, where High Warren will be located on the right hand side.

LOCATION

The location of High Warren is one of its greatest attributes. Tucked away in a far corner of the Highlands, this exclusive development offers privacy and peace, alongside a welcoming sense of community, within walking distance of the sought after village of Painswick. The property sits in a good sized plot with fabulous far-reaching valley views. Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as three popular cafes and an arts shop. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse. The village is popular with tourists and is well known for the beautiful Rococo Gardens and also its Beacon, a huge expanse of common-land offering a wonderful source of walks and far reaching views to the Malvern Hills and also host to a popular golf course.

Well-placed for commuting, High Warren is a 15 minute drive to Cheltenham, well-known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

TENURE	Freehold
EPC	EER: Current 55 / Potential 79
SERVICES	Gas central heating, mains drainage, council tax band G, Stroud District Council. OFCOM Checker: Broadband - Standard 16 Mbps Superfast 52 Mbps, Mobile Networks - EE, O2, Three, Vodafone
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

High Warren, The Highlands, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
 House 262 sq metres / 2820 sq feet
 Garage 26 sq metres / 280 sq feet
 Total 288 sq metres / 3100 sq feet
 (Includes Limited Use Area 11 sq metres / 118 sq feet)



SUBJECT TO CONTRACT

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4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashed House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk