

OUTSIDE EDGE

PAINSWICK
GLOUCESTERSHIRE



Outside Edge, Blakewell Mead, Painswick, Gloucestershire, GL6 6UR

A LIGHT AND SPACIOUS HOME IN A SUPERB EDGE OF VILLAGE LOCATION WITH MAGNIFICENT VALLEY VIEWS, GOOD SIZED LANDSCAPED GARDEN AND PARKING, WITHIN EASY WALKING DISTANCE OF THE CENTRE OF PAINSWICK

Reception Hall, Kitchen/Dining Room, Sitting Room, Conservatory, Cloakroom, Utility, 3 Bedrooms, Principal with En-suite, Family Bathroom, Garage, Gravel Parking, Landscaped Garden, Exceptional Views

GUIDE PRICE £775,000

DESCRIPTION

Outside Edge offers a light and spacious home in a truly exceptional location. Opening to a good size reception hall, the home has an instantly welcoming and bright vibe. The sitting room overlooks the valley views, giving the home an immediate wow factor and setting the tone for the remainder of the property. Filled with natural light, this spacious room has a focal fireplace, ideal for cosy evenings and for the warmer months, double glass doors open to a conservatory and out to the patio. The conservatory offers an idyllic room for lazy afternoons reading, or the perfect spot to simply relax and enjoy the far reaching views. The open-plan kitchen/dining area leads off the opposite side of the reception hall, offering a fabulous space that works equally well for entertaining as it does for quiet family suppers. Wooden units provide ample storage with built-in appliances, a breakfast bar and room for a good sized dining table. A cloakroom and spacious utility are set to the rear of the house, together with access to both the garage and the garden. Stairs lead off the reception hall to three first floor bedrooms, the principal with en-suite shower room. The two valley facing bedrooms offer spectacular views. All of the bedrooms have been thoughtfully laid out to provide ample discreet storage. A large family bathroom is also located on the first floor. There is access to a boarded attic space from the landing area.

The landscaped garden comprises gently sloping lawns with well-stocked borders, mature plants and fruit trees. A pergola leads from the patio to the lawn, which is framed with beech hedging and dry stone walling boundaries. A large patio and a further decking area, provide a choice of magical spots from which to sit back and soak up the exceptional views. A gravel drive provides parking with an additional small parking space in front of the garage.

DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 50yards and directly opposite the Lychgate entrance to the church, turn right into Edge Road. Follow the road for circa 500 yards and just as the lane starts to descend, you will see the entrance to Outside Edge on your right hand side.

LOCATION

Nestled along a quiet country lane on the outskirts of Painswick, the location of Outside Edge is truly exceptional. The elevated position of the home means it commands spectacular views across the valley, looking towards the villages of Edge and Pitchcombe and across the valley, towards Stroud. The property benefits from the best of all worlds, offering a rural haven of breath-taking beauty, yet still within a five minute walk from the centre of Painswick. 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 also a boutique hotel, 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 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. School buses run from the centre of the village to most of the local schools. There is also a popular village primary school within a five minute walk from Outside Edge.

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.

TENURE Freehold
EPC EER: Current 58 / Potential 75
SERVICES Gas central heating, mains drainage, council tax band F, Stroud District Council.
VIEWING By prior appointment with **MURRAY'S 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.

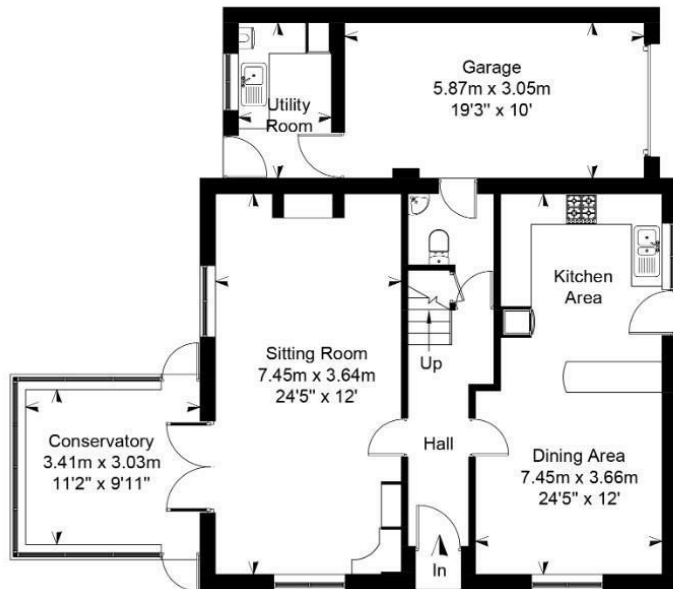
SUBJECT TO CONTRACT

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

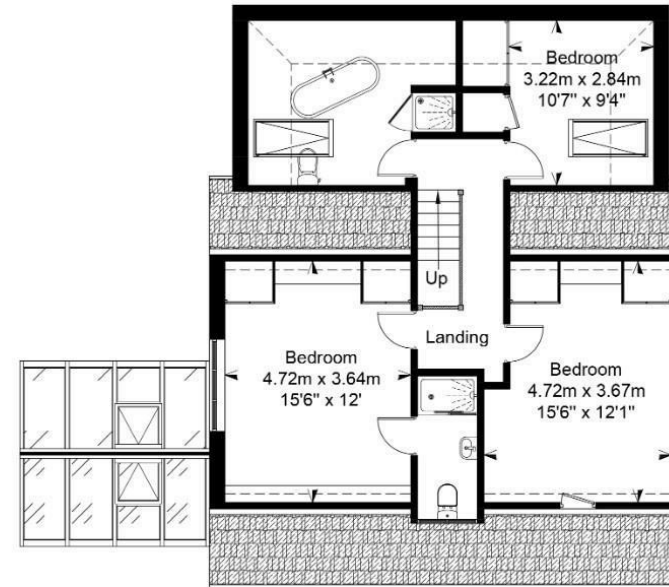


Outside Edge, Blakewell Mead, Painswick, Gloucestershire

Approximate IPMS2 Floor Area	145 sq metres / 1561 sq feet
House	24 sq metres / 258 sq feet
Garage / Utility Room	24 sq metres / 258 sq feet
Total	169 sq metres / 1819 sq feet
(Includes Limited Use Area)	13 sq metres / 140 sq feet



Ground Floor



= Limited Use Area

First Floor

Simply Plans Ltd © 2024
07890 327 241
Job No SP3349

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
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: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

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