

PATHWAYS

PAINSWICK
GLOUCESTERSHIRE



Pathways, Tibbiwell Lane, Painswick, Gloucestershire, GL6 6XX

A QUINTESSENTIAL COTSWOLD COTTAGE FULL OF CHARM & CHARACTER, SET IN A LOVELY TUCKED AWAY LOCATION IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK, WITHIN EASY REACH OF THE VILLAGE'S MANY LOCAL AMENITIES

Entrance Hall, Kitchen/Dining Room, Sun Room/Conservatory, Cellar, 2 Double Bedrooms, Bathroom, Beautiful Garden and Lovely Views

GUIDE PRICE £485,000

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 within a couple of minutes walk from Pathways, offering fine-dining to non-residents and several stylish and independent coffee shops within a short walk from the cottage. 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. 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 Pathways.

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.

DESCRIPTION

Pathways is the perfect Cotswold gem. An extremely pretty detached Cotswold stone cottage set in a lovely tucked away location which has been beautifully looked after and maintained by the current owners. The cottage is full of character and charm with spacious and light rooms, with a good-sized fully fitted kitchen/dining room with Aga, large conservatory and sitting room on the ground floor and two good sized double bedrooms and a family bathroom on the first floor. There is also a vaulted cellar. A particular feature of the cottage is the beautiful garden with seating area, water feature and a useful outside shed. The cottage also benefits from lovely views across the valley.

DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Follow the road round to the left and then take the first right into Tibbiwell Lane. Continue down the hill and before you reach the turning into Kemps Lane, you will see a gate on your right hand side with a sign saying Pathways, go through the gate and the entrance to Pathways is at the end of the path in front of you.

TENURE Freehold

EPC EER: Current 47 / Potential 85

SERVICES Gas central heating. Mains drainage. Water and electric are connected to the property. Stroud District Council Band E. BT Fastershire broadband. O2/Vodafone mobile.

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.

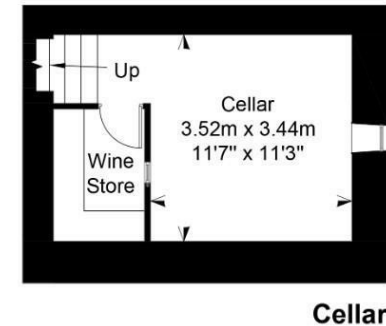
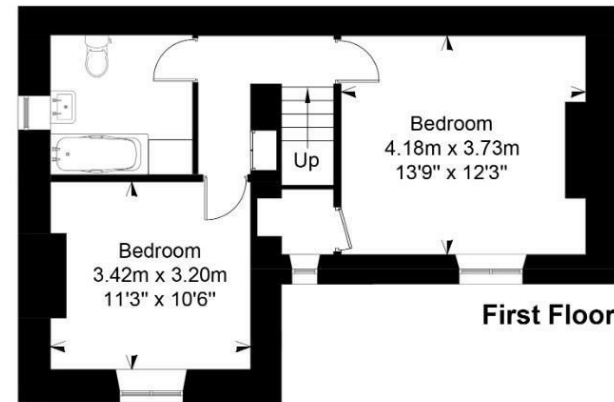
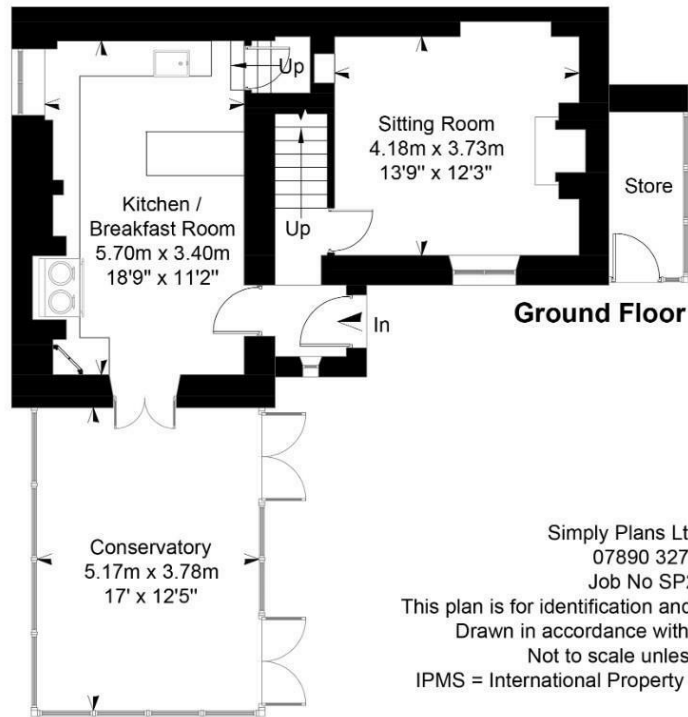
SUBJECT TO CONTRACT

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Approximate IPMS2 Floor Area
 House 106 sq metres / 1141 sq feet
 Cellar 18 sq metres / 193 sq feet
 Total 124 sq metres / 1334 sq feet



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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



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