



MADISON HOUSE · NEW STREET · PAINSWICK · STROUD



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BEDROOMS: 6
BATHROOMS: 3
RECEPTION ROOMS: 3

OFFERS IN THE REGION OF £1,000,000

- Handsome detached Family House
- Grade II Listed
- 5/6 Bedrooms
- Large Garden
- Heart of the Village
- Full of charm and character
- 3 Reception Rooms
- 3 Bath/Shower Rooms
- Village Views
- Parking by arrangement at the rear

A magnificent Grade II Listed family home in the heart of the Cotswold village of Painswick with 5/6 bedrooms, period features and 130ft rear garden.

DESCRIPTION

Dating back to the 18th Century, Madison House offers a handsome period property in the heart of the village. An impressive reception hall sets the tone to this fabulous home which is both welcoming, whilst also well-adapted to contemporary living.

Once a restaurant, the home is steeped in historic interest with numerous period features, including original fireplaces, aged beams, sash and leaded mullion windows. The sitting room leads off the reception hall and the two rooms could easily be combined to create one large drawing room. A feature fireplace with wood burning stove inset, creates a warming focal point to the sitting room and a deep window seat

provides the perfect spot to relax and enjoy the view overlooking the courtyard garden. The kitchen is set to the rear of the house and is a fantastic room, which works equally well for hosting as it does for family suppers. A cream Aga and fitted shaker-style units provide plentiful storage and cooking/preparation spaces. A family room with flagstone floor, provides a second reception space, together with a rear reception hall. Steps lead up from the kitchen to a large utility/boot room, ideal for hiding laundry, muddy boots and country paraphernalia and with room for a second fridge/freezer. A superb full-height cellar serves as a wine-store and cloakroom, with WC. Both the kitchen and rear reception hall

open directly to the courtyard garden, offering a sheltered area with a wonderful Mediterranean vibe and the ideal location for alfresco entertaining.

Three spacious bedrooms are located on the first floor, together with a good-sized family bathroom. Sash windows give access from the front facing bedrooms, to the pretty views along New Street, with its many historic buildings. High ceilings throughout, create a wonderful sense of space. Leaded mullion windows add historic charm to the rear facing rooms. The principal bedroom benefits from an en-suite bathroom. Two further bedrooms and an office/bedroom 6, are located on the second floor, together

with a further bathroom. The garden is an absolute hidden gem. A large, sheltered courtyard garden provides the ideal space for entertaining family and friends and topiary adds style and interest. The remainder of the garden comprises sweeping lawns, stretching back circa 130ft. Well-stocked borders combine to create an archetypal English country garden. A large shed provides useful storage.

AGENTS NOTE

The vendor rents a parking space to the rear of the property. Subject to discussion with the owners of the parking space, there is the possibility to negotiate an ongoing parking agreement.



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 five minute walk from Madison House, 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. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and 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 just a short walk from Madison 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. 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.



DIRECTIONS

Madison House is a two minute walk from our Painswick office. Leave the office along New Street, in the direction of Cheltenham, towards the traffic lights. Madison House is located on the left hand side, adjacent to the pharmacy.





MURRAY'S

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

Exempt as Grade II Listed

SERVICES

All services are believed to be connected to the property, mains drainage, gas central heating. Stroud District Council tax band G - £3,699.14. Ofcom Checker: Broadband - Standard 18 Mbps Superfast 67 Mbps, Mobile Networks - EE, O2 and Vodafone (limited coverage with Vodafone).

For more information or to book a viewing
please call our Painswick office on 01452
814655

	Approximate IPMS2 Floor Area
House	299 sq metres / 3218 sq feet
Cellar	16 sq metres / 172 sq feet
Total	315 sq metres / 3390 sq feet
(Includes Limited Use Area	13 sq metres / 140 sq feet)

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

Cellar

Cellar
2.70m x 2.67m
8'10" x 8'9"

Utility / Boot Room
4.26m x 2.77m
14' x 9'1"

Kitchen / Breakfast Room
6.23m x 3.65m
20'6" x 12'

Rear Reception Hall

Family Room
7.90m x 3.75m
25'11" x 12'4"

Sitting Room
4.73m x 4.55m
15'6" x 14'11"

Reception Hall
4.73m x 4.55m
15'7" x 14'11"

Ground Floor

The floor plan shows a rectangular layout with three bedrooms and a central landing. The top bedroom is labeled 'Bedroom 6.41m x 3.81m 21' x 12'6"'. Below it is a landing area with two staircases, both labeled 'Up'. To the right of the landing is a bathroom containing a bathtub, toilet, and sink. At the bottom of the plan are two more bedrooms: 'Bedroom 5.31m x 3.49m 17'5" x 11'5"' on the left and 'Bedroom 4.81m x 3.09m 15'10" x 10'2"' on the right. A circular feature, possibly a well or a small room, is located between the bottom two bedrooms. The plan includes various architectural details such as doors, windows, and furniture like a bed and a bathtub.

Office / Bedroom
3.73m x 3.52m
12'3" x 11'7"

Up

Landing

Bedroom
5.02m x 4.50m
16'6" x 14'9"

Bedroom
4.46m x 4.21m
14'8" x 13'10"

- - - = Limited Use Area

Second Floor

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