

4 PAINSWICK HEIGHTS

PAINSWICK



4 Painswick Heights Yokehouse Lane, Stroud, Gloucestershire, GL6 7QS

A LIGHT-FILLED AND SPACIOUS 3 BED HOME IN A WONDERFUL RURAL SETTING, YET STILL WITHIN EASY REACH OF LOCAL AMENITIES, OFFERING SPECTACULAR VIEWS ACROSS THE PAINSWICK VALLEY, AN ENCLOSED COURTYARD GARDEN AND PARKING

Reception Hall, 3 Ground Floor Bedrooms, Principal Bedroom with En-suite Shower Room and access to a Rear Shared Courtyard Garden, Family Bathroom, First Floor Sitting/Dining Room, Kitchen with Breakfast Bar, Utility Room, Cloakroom with WC, Coat Cupboard, Mezzanine Level Study/Snug, Balcony Seating Area with Exceptional Views, Enclosed Front-facing Courtyard Garden, Shared Rear Courtyard Garden, Allocated Parking for 2 Cars with ample additional Guest Parking

GUIDE PRICE £549,950

DESCRIPTION

Number 4, Painswick Heights offers a light-filled and spacious home in a truly spectacular location overlooking the Cotswold village of Painswick and the valley beyond. The home is filled with character, with bright, open spaces and glazed windows and doors to optimise the far-reaching views. The three bedrooms are located on the ground floor, together with a family bathroom, all of which lead off a good-sized reception hall. The spacious principal bedroom is set to the rear of the property with an en-suite shower room, built-in cupboards and direct access to a rear communal courtyard garden. The piece de resistance of this home is its vaulted first floor sitting room. Glazed windows run the length of the room, maximizing the breath-taking panorama. Sliding doors open to a balcony, offering the perfect spot for alfresco dining or a peaceful evening drink as you watch the sun go down over the valley. A wood-burning stove creates a cosy focal point, ideal for the colder months and there is ample room for a dining table, providing fabulous entertaining space, with the valley views guaranteed to be a visitor talking point. The kitchen is set to the rear of the home with a pretty outlook over the communal courtyard garden. Well-equipped with plentiful storage, fitted cream units and an electric Rangemaster cooker, the kitchen also benefits from a breakfast bar for informal dining. Stairs lead up to a mezzanine level study, offering the perfect spot to work from home but working equally well as a snug or additional guest accommodation.

The enclosed garden is set to the front of the house and comprises well-stocked borders, a pond with waterfall feature and large patio area for relaxing, entertaining or dining alfresco with friends. Two spacious storage units provide room for garden equipment and bicycles etc. together with a separate bin store. The property has two allocated parking spaces with additional guest parking usually available. A communal courtyard garden with feature olive tree is set to the rear of the property and there is also a large area of shared communal lawn to the front of the home.

DIRECTIONS

From our Painswick office, take the A46 in the direction of Stroud, turning left into Stamages Lane by the village car park. Continue down the lane and up the other side and on reaching a small grass triangle, take the left fork into Yokehouse Lane. The entrance to Painswick Heights will be found on the left hand side after circa 0.5 miles. Park in the large gravel area and number 4 is the second house from the left.

LOCATION

Painswick Heights sits in a magnificent elevated location on the outskirts of the Cotswold village of Painswick. The property benefits from a wonderful rural location with spectacular views, whilst still within walking distance of the centre of the village. 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 plus a boutique hotel and two independent coffee shops. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and immediate access to stunning

countryside for riding and cycling.

There is a strong community spirit amongst the residents of the seven Painswick Heights properties, along with easy access not only to Painswick but also to the neighbouring village of Sheepscombe with its popular pub and numerous village events. Wick Street Farm and coffee shop is also a pleasant walk along the country lanes from Painswick Heights.

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. School buses run from the centre of Painswick to most of the local schools in both the private and state sector. There is also a popular village primary school.

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 65 / Potential 98

SERVICES

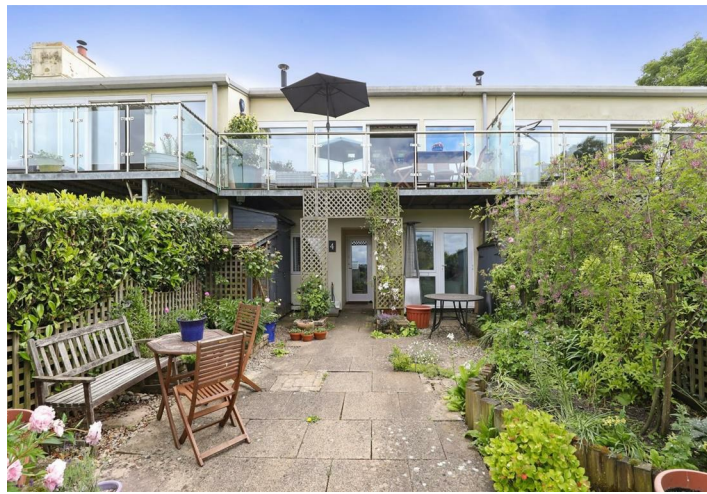
All mains services are believed to be connected to the property. Oil central heating. Mains drainage. Stroud District Council tax band E - £2712.17. Ofcom checker: Broadband - standard 14 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three. There is a monthly service charge of £40 to cover the upkeep of the communal garden and parking areas.

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.

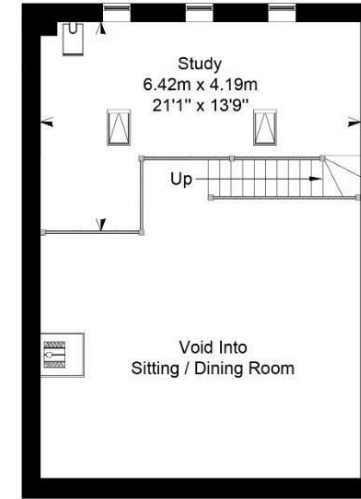
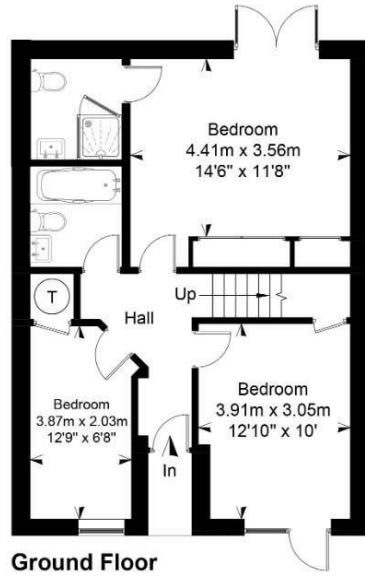
SUBJECT TO CONTRACT

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4 Painswick Heights, Yokehouse Lane, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 136 sq metres / 1464 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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