

MEADOW BANK

PAINSWICK
GLOUCESTERSHIRE





MEADOW BANK, KINGS MILL LANE, PAINSWICK, GLOUCESTERSHIRE, GL6 6SA



GUIDE PRICE £1,450,000

A STYLISH 5 BED HOME IN A PEACEFUL EDGE OF VILLAGE LOCATION, OFFERING LIGHT-FILLED OPEN-PLAN LIVING, LARGE GARDEN, GARAGE AND PARKING

Spacious Reception Hall, Sitting Room with Bi-Fold Doors opening to a large Decked Terrace, Open-plan Kitchen/Dining/Living Room, Snug/Playroom, Home Office, Cloakroom, Utility/Boot Room, 5 Double Bedrooms, 2 with En-suite Shower Rooms, Family Bathroom, Laundry/Boiler Room, Large Gently sloping Garden, Tandem Garage, Driveway Parking





Meadow Bank offers a stylish and light-filled home in a truly idyllic edge of village location. Carefully thought-out living spaces and a delightful garden, combine to create an exceptional family home. The house works equally well for everyday living as it does for entertaining with rooms that flow seamlessly and optimise the pretty view across the garden. Opening to a large reception hall, the home has an immediate sense of space. The large sitting room is set to the rear of the house, with bi-fold doors spanning the length of the room, opening to a superb decking area running the length of the house. A wood burning stove provides a warming focal point to the room, ideal for cosy evenings at home. Walking through to the kitchen, it is clear this fabulous open-plan dining/cooking and living space, is the heart of the home. Contemporary fitted units provide ample storage with a Rangemaster cooker and built-in appliances. There is room for a large dining table and a living area with sofa. A centre island provides additional seating for more relaxed dining. Double doors open to the outside seating area, making this an ideal space for alfresco entertaining. A large utility and boot room, leads off the kitchen, providing the perfect hide-away for muddy boots and country paraphernalia, after a long walk in the surrounding countryside. A home-office and snug/playroom, together with a cloakroom, complete the ground floor.

Five double bedrooms are located on the first floor, the three rear facing rooms with pretty views overlooking the garden. Two of the bedrooms have en-suite shower rooms and all of the bedrooms have been thoughtfully laid out to combine comfort and ample storage. A family bathroom is also located on the first floor, together with a walk-in laundry/boiler room. The property benefits from plentiful built-in storage throughout.

The garden is predominantly laid to lawn with mature trees and the Painswick Stream running along the bottom of the garden. A tandem garage and driveway offers parking for several cars and a brick-built shed provides useful storage.



LOCATION

Kings Mill Lane is one of Painswick's best kept secrets. Tucked away on the edge of the village, this tranquil location provides the best of all worlds, offering a magical rural haven with deer frequently seen grazing the verges and pheasants strutting in the garden, whilst remaining within easy walking distance of the centre of the village. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and a good supply of local amenities including a popular primary school, two pubs, a bijou hotel just a short walk from Meadow Bank and a small local restaurant and several independent coffee shops. There is also a well stocked village shop, chemist and even a highly acclaimed fabric shop. One of the many attractions to the area is the excellent schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as numerous schools in the private sector. The village is popular with tourists and is well known for the beautiful Rococco 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 golf course.

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

From our Painswick office, follow the A46 in the direction of Stroud and take the first left immediately after the car park into Stamages Lane. Continue down the hill and turn left at the crossroads into Kings Mill Lane. Continue along the lane for circa 500 yards and Meadow Bank will be located on the right hand side, the last in a small row of houses.

TENURE

Freehold

EPC

EER: Current 69 / Potential 80

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 17 Mbps Superfast 38 Mbps, Mobile Networks - EE, O2, Vodafone, Three.

VIEWING

By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

Meadow Bank, Kings Mill Lane, Painswick, Gloucestershire,

Approximate IPMS2 Floor Area

House 271 sq metres / 2917 sq feet
Garage / Store 38 sq metres / 409 sq feet

Total 309 sq metres / 3326 sq feet

Simply Plans Ltd © 2024

07890 327 241

Job No SP3496

This plan is for identification and guidance purposes only.

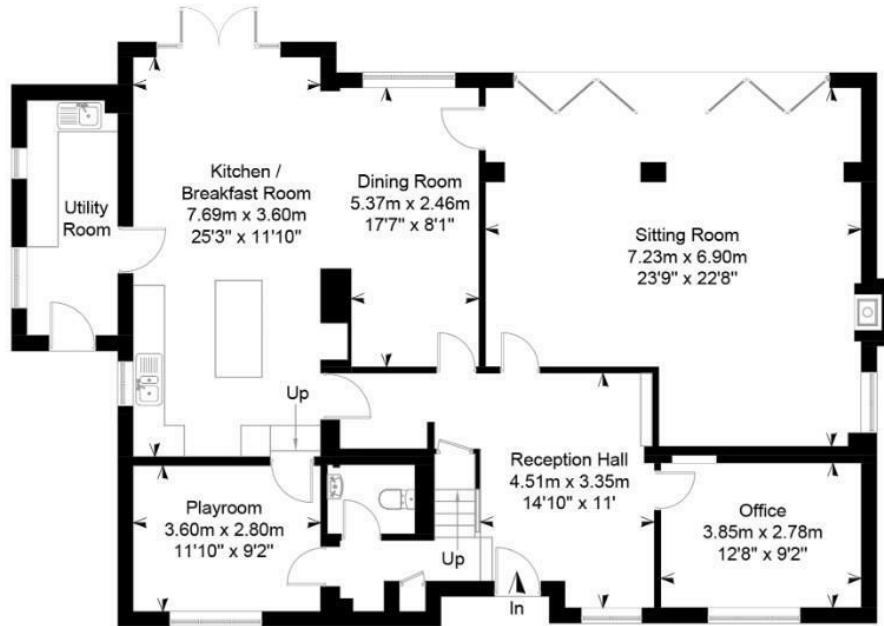
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

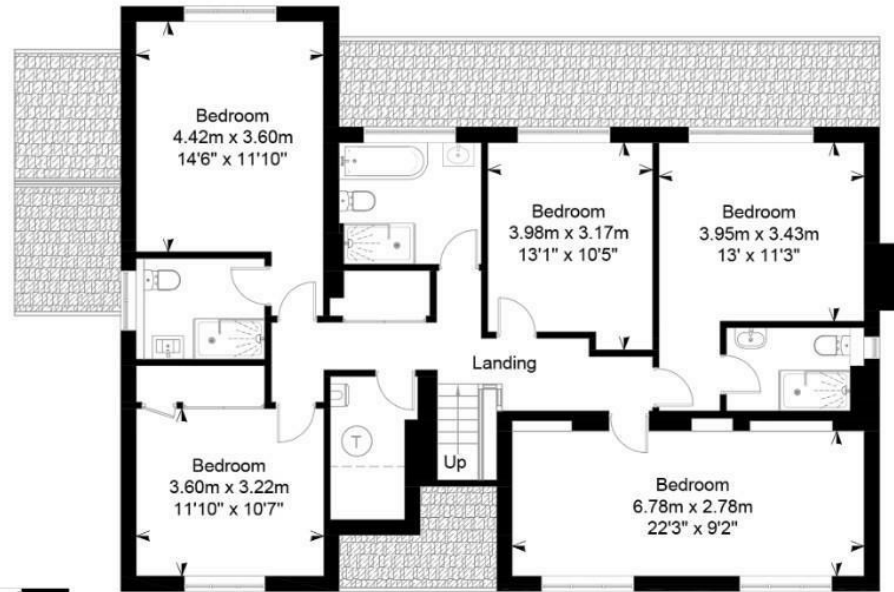
IPMS = International Property Measurement Standard

Outbuildings

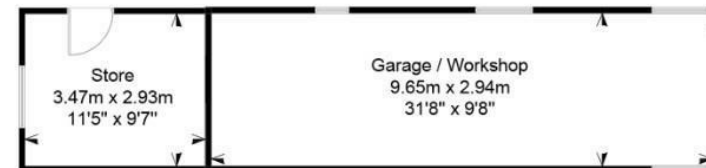
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



SUBJECT TO CONTRACT

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