

STAR COTTAGE

PAINSWICK
GLOUCESTERSHIRE



Star Cottage, Hollyhock Lane, Painswick, Gloucestershire, GL6 6XH

A SPACIOUS 3 BED COTTAGE TUCKED AWAY IN THE HEART OF THE COTSWOLD VILLAGE OF PAINSWICK, WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES, BENEFITTING FROM AN ENCLOSED GARDEN AND PARKING

Entrance Hall, Sitting/Dining Room, Kitchen, Utility Room, Cloakroom, Store Room, 3 Bedrooms, Family Bathroom, Enclosed Garden, Parking for several cars

GUIDE PRICE £395,000

DIRECTIONS

The property is located a few minutes walk from our Painswick office. Follow the A46 in the direction of Cheltenham and turn left into Hollyhock Lane, just after the traffic lights and the chemist. Star Cottage is the second property on the right, with the parking immediately in front of you.

DESCRIPTION

Star Cottage is a gem of a home, hidden away in the heart of the village and benefitting from parking. Formerly part of the Star Inn, which closed its doors in 1971, the cottage offers spacious accommodation across two floors, together with a pretty, enclosed garden. The main reception serves as both a sitting and dining room and is a good sized room, with a useful cloakroom and store room, to the rear. The kitchen is fitted with shaker-style units, providing ample storage and with a pretty outlook over the patio and garden. A utility leads off the kitchen, providing the ideal space to hide laundry and also with access to the garden. 3 bedrooms are located on the first floor, together with a family bathroom. All of the rooms have been thoughtfully laid out to combine discreet storage, plenty of natural light and comfortable living spaces.

The garden is located to the front of the property and comprises a level lawn and patio, ideal for alfresco entertaining. A covered storage area is located at the top of the garden and a gate leads to the parking area, with space for several cars.

LOCATION

Star Cottage is tucked away in the heart of the sought after village of Painswick. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. Star Cottage is within easy walking distance of the many local amenities, including two

popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well stocked village shop a few minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools in the private sector. The village is very popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a popular golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

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 54 / Potential 81
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band E £2,712.70. Ofcom Checker: Broadband - standard 18 Mbps Superfast 72 Mbps, Mobile Networks - EE, O2, Vodafone, Three
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 - e.g. Planning consent. Cash purchasers will also be asked for proof of fundina and its availability.

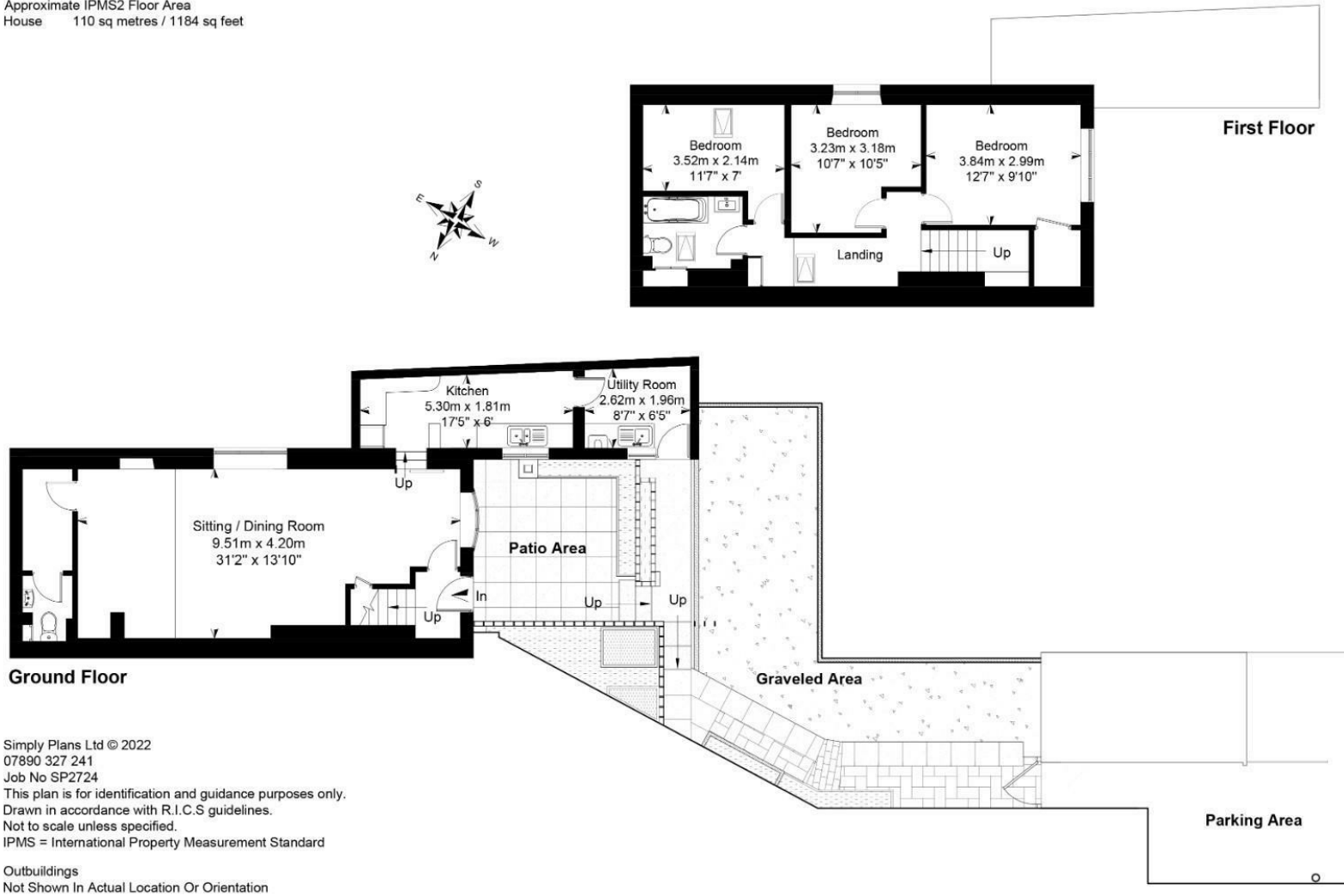
SUBJECT TO CONTRACT

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



Star Cottage, Hollyhock Lane, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 110 sq metres / 1184 sq feet



Simply Plans Ltd © 2022
07890 327 241
Job No SP2724
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



3 King Street, Stroud, GL5 3BS
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XII
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: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099

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