

PAINSWICK GLOUCESTERSHIRE



Croome House Bisley Street, Painswick, Stroud, Gloucestershire, GL6 6QQ

A BEAUTIFULLY PRESENTED GRADE II LISTED COTSWOLD STONE TERRACED TOWN HOUSE FULL OF CHARACTER AND ORIGINAL FEATURES SET RIGHT IN THE HEART OF THE POPULAR VILLAGE OF PAINSWICK AND CLOSE TO ALL ITS LOCAL AMENITIES.

Entrance/Dining Room, Kitchen/Breakfast Room, Cellar, Cloakroom, Sitting Room, 3 double Bedrooms, Shower Room, family Bathroom, Utility Room, walled Garden, Parking and lovely Views.

GUIDE PRICE £595,000

PROPERTY DESCRIPTION

Croome House is a handsome Painswick town house, Grade II listed for its architectural importance and built of natural Cotswold limestone under a tiled roof. The property is full of character features including its tall Ashlar façade, moulded architraves and quoins. It has been well maintained over the years and retains many of its original features inside including sash windows. On the ground floor is a panelled dining room with ornate fireplace, access to cellar/wine-tasting room, cloakroom and a fully fitted kitchen/breakfast room. On the first floor is a good sized sitting room, shower room and bedroom. The master bedroom is on the second floor along with the family bathroom, dressing room and utility, and then on the top floor is an impressive double bedroom with exposed beams and lovely views. There is a pretty walled garden to the rear and access to the off street parking space also at the rear and there is also a parking space at the front of the property.

DIRECTIONS

Croome House is most easily located by leaving our Painswick office and turning into Victoria Street towards the centre of the village. Follow the road round to the left and continue past the village shop on your left and after a short distance turn left into Bisley Street where Croome House can be found as the first property on your left.

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 a short walk from Croome 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 with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. School buses run from the centre of the village to most of the local schools and there is also a popular village primary school within walking distance of Croome 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.

TENURE EPC SERVICES

**Freehold
EER: Grade II Listed**

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band F. Ofcom checker: Broadband - standard 19 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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

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

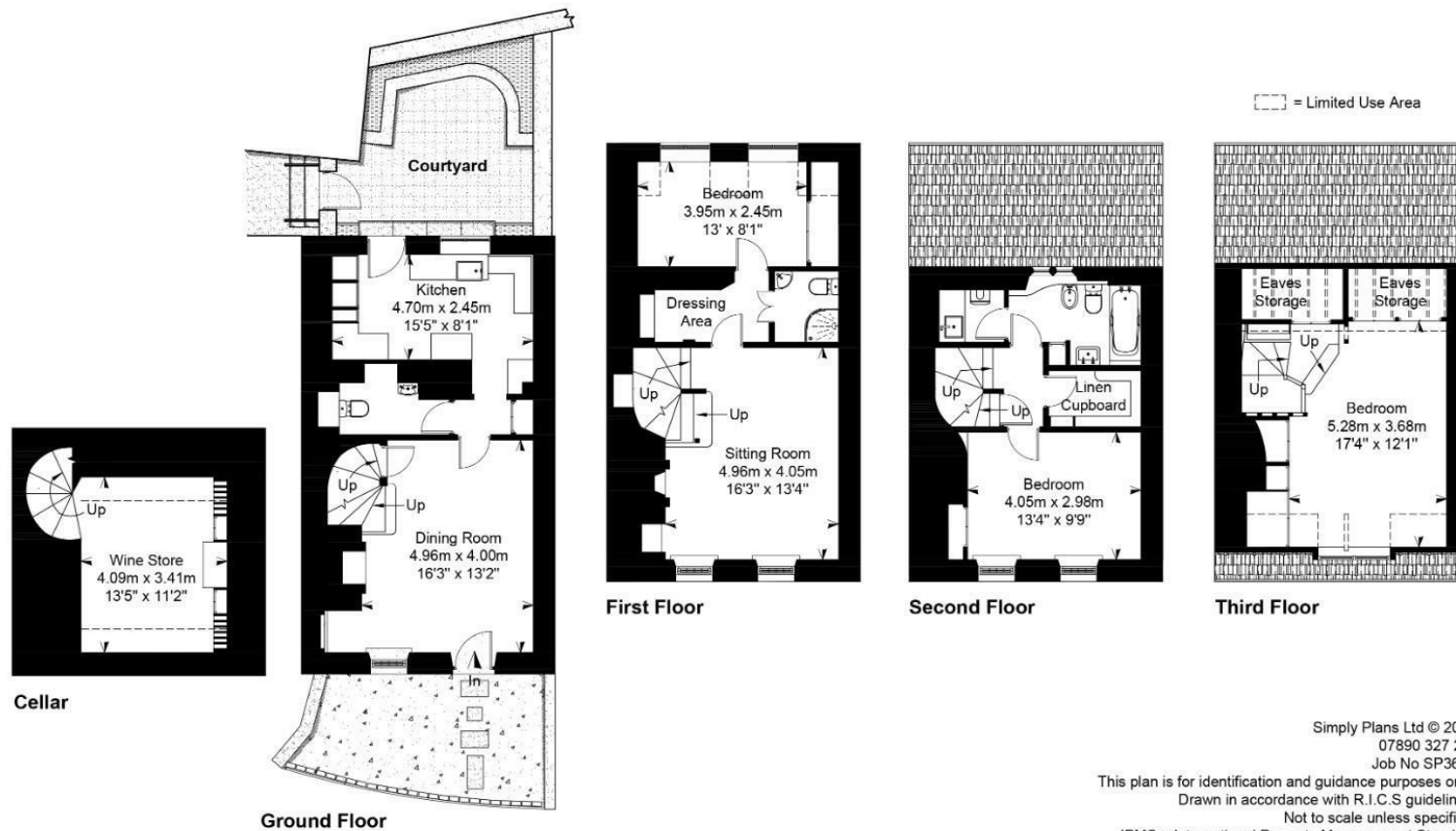


Croome House, Bisley Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House 145 sq metres / 1561 sq feet
Cellar 16 sq metres / 172 sq feet

Total 161 sq metres / 1733 sq feet
(Includes Limited Use Area 16 sq metres / 172 sq feet)



Simply Plans Ltd © 2024

07890 327 241

Job No SP3626

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



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 6XH
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