MEADOW BANK

PAINSWICK
GLOUCESTERSHIRE

MURRAYS
SALES & LETTINGS

ITALIAN LAKES

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

GUIDE PRICE £1,350,000

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 Netoworks - 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**

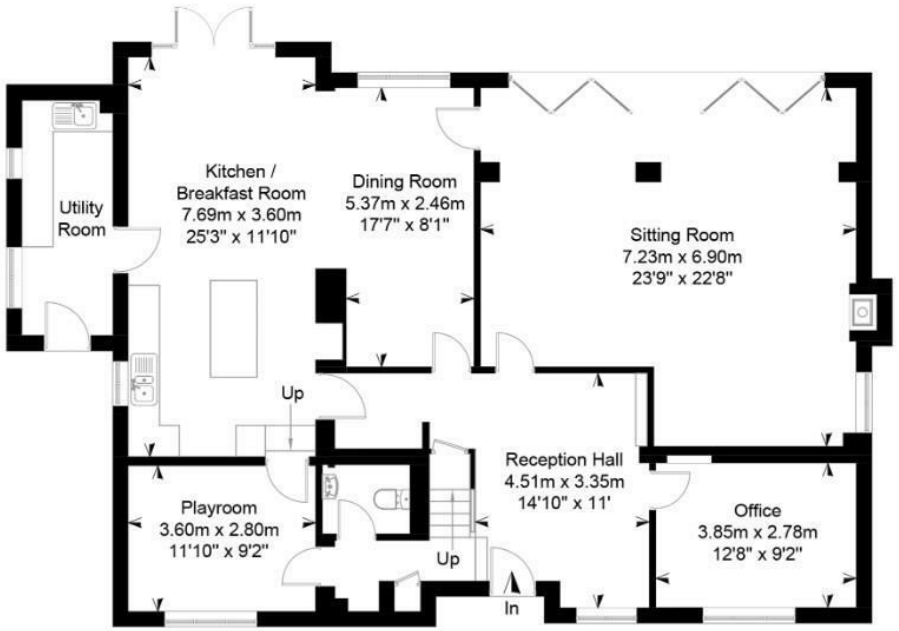
Meadow Bank, Kings Mill Lane, Painswick, Gloucestershire,

Approximate IPMS2 Floor Area

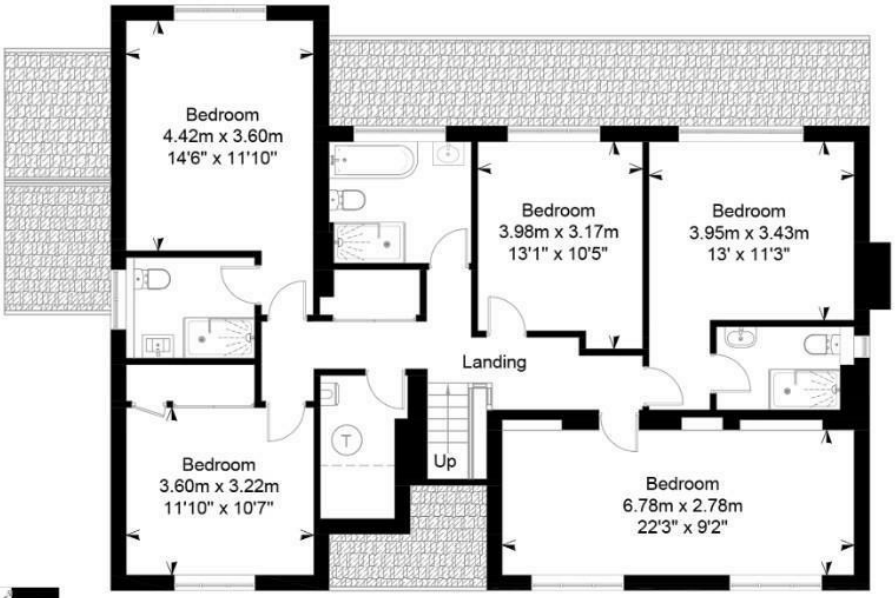
House	271 sq metres / 2917 sq feet
Garage / Store	38 sq metres / 409 sq feet
Total	309 sq metres / 3326 sq feet

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

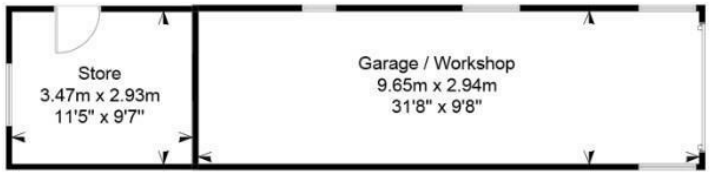
Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor



SUBJECT TO CONTRACT

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 stataements 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

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