

WASHWELL HOUSE  
PAINSWICK · STROUD









# WASHWELL HOUSE · PAINSWICK STROUD GL6 6SJ

**BEDROOMS: 8**

**BATHROOMS: 5**

**RECEPTION ROOMS: 5**

**OFFERS IN EXCESS OF £2,000,000**

- Handsome Country House
- Magnificent valley views
- 7 Bed Principal Residence
- Covered Swimming Pool
- Grade II Listed

- Period Features
- Grounds of circa 1.5 acres
- Separate One Bed Cottage
- Village Location
- Bespoke deVol Kitchen

**An extensive Cotswold home in a prime village location offering magnificent views and comprising a 7 bed main residence, attached one bed cottage and sweeping lawns of circa 1.5 acres (with an additional 2.5 acre paddock available via separate negotiation)**

## DESCRIPTION

Washwell House is a handsome Grade II Listed property, nestled on the edge of the historic village of Painswick. A sweeping driveway creates an impressive entrance to this substantial Cotswold stone house which offers an abundance of practical living spaces alongside exceptional period charm.

The main residence opens to a fabulous reception hall which sets the tone to the remainder of the house. Original period features abound in every room, with stunning flagstone flooring in the reception hall, large sash windows throughout and a host of original fireplaces. The central part of the house is of Georgian origin, with later Victorian additions on either side and a further cottage added at a later date.

The two main reception rooms provide ample living and entertaining spaces with original fireplaces and large sash windows overlooking the valley, allowing for an abundance of natural light. A third reception, designated to be a spacious music room by the current owners, would work equally well as further entertaining space.

The kitchen is clearly the heart of the home. Fitted with bespoke deVol units, the room exudes English country charm. With ample room for a large table, this is the perfect space for relaxed family suppers or informal entertaining with friends. A handsome original fireplace adds warmth for the colder months. A garden room leads off the kitchen with plans drawn up to renovate and create a wonderful additional

space (subject to planning consent). A large full-height cellar is accessed from the garden room.

A boot room plus laundry room, provides plentiful storage for hiding washing away and storing country paraphernalia. A vinery leads off the boot room, ideal for conversion to a covered alfresco dining area.

Two separate staircases lead to four spacious first floor bedrooms, the principal with large walk-in dressing room and Jack and Jill bathroom. A further bathroom is also located at this level. There are three further bedrooms on the second floor, together with another bathroom and a fabulous large studio. All of the bedrooms have been thoughtfully laid out and all benefit from magnificent views over the garden and

valley.

Vine Cottage provides separate attached accommodation, offering a self-contained one bed property with kitchen/breakfast room and sitting room, as well as its own courtyard.

The grounds comprise circa 1.5 acres of sweeping lawn with exceptional views across the Painswick Valley. An additional fenced paddock of circa 2.5 acres is available via separate negotiation. A former stable block provides useful garden storage, together with two large store rooms. A heated, covered swimming pool provides year-round entertainment.





## LOCATION

The location of Washwell House on the edge of the Cotswold village of Painswick is one of its key attributes. Within easy walking distance from the centre of the village, the home sits in an enviable position with magnificent views across the valley and a wonderful sense of space and privacy.

Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as several popular cafes, an arts shop and a newly opened deli. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop.

One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private

sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

The village is popular with tourists and is well-known for the beautiful Rococo 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 popular golf course.

Well placed for commuting, Washwell House is a 15 minute drive to Cheltenham, well-known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



## DIRECTIONS

From our Painswick office, take the A46 in the direction of Cheltenham, passing through the traffic lights and after approximately 300 yards, turn right into Washwell Lane. The entrance to Washwell House is located just after the sharp bend, the first turning on the left. There is ample parking available at the end of the drive.









# MURRAY'S

SALES & LETTINGS

## Stroud

01453 755552  
stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

## Painswick

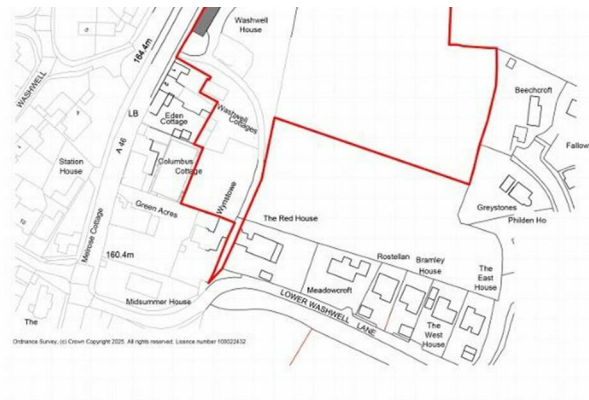
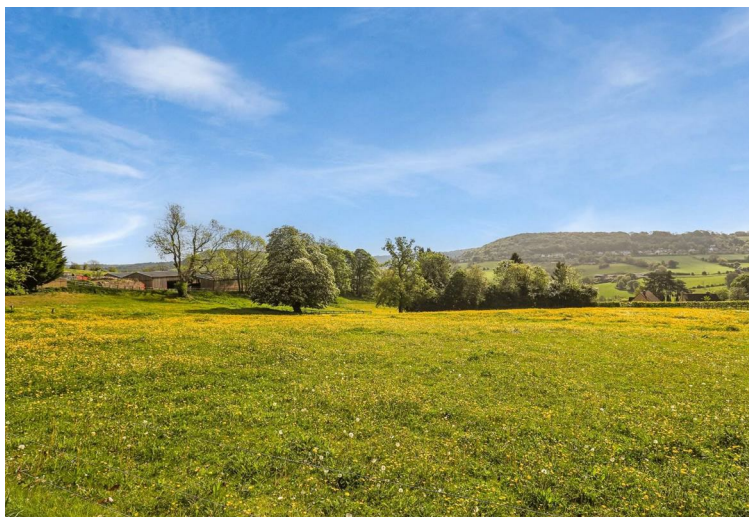
01452 814655  
painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334  
minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099  
info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD



Washwell House, Cheltenham Road, Painswick,  
Gloucestershire, GL6 6SJ

## TENURE

Freehold

## EPC

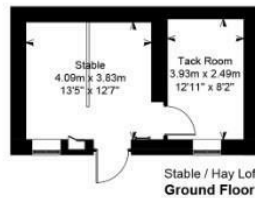
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## SERVICES

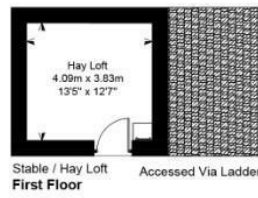
All mains services are connected to the property, gas central heating, Stroud District Council Tax Band H £4,438.96. Ofcom checker: Broadband - standard 17 Mbps superfast 80 Mbps, All Mobile Networks are likely.

For more information or to book a viewing  
please call our Painswick office on 01452  
814655





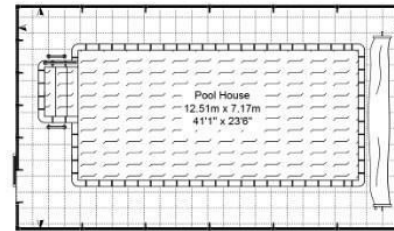
Outbuilding  
Not Shown In Actual Location Or Orientation



Stable / Hay Loft  
First Floor

[Hatched Area] = Limited Use Area

#### Pool House



Outbuilding  
Not Shown In Actual Location Or Orientation

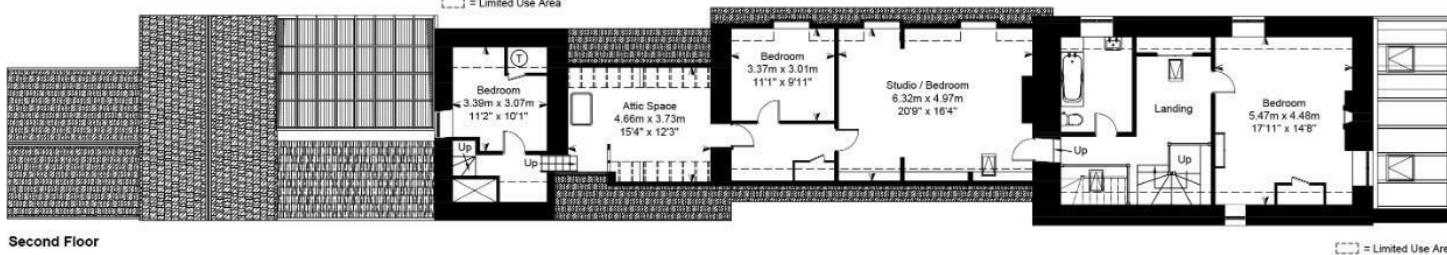
#### Washwell House, Cheltenham Road, Painswick, Gloucestershire

Main House  
Main House Attic Space  
Main House Cellar  
Vine Cottage  
Vine Cottage Attic Room  
Covered Area  
Bin Store  
Pool House  
Stable / Hay Store  
Stores  
Greenhouse

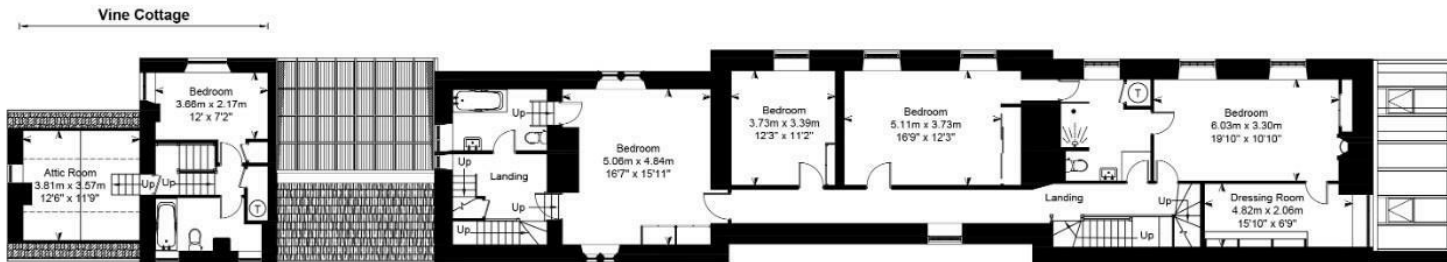
Approximate IPMS2 Floor Area  
446 sq metres / 4801 sq feet  
17 sq metres / 183 sq feet  
34 sq metres / 366 sq feet  
59 sq metres / 635 sq feet  
13 sq metres / 140 sq feet  
19 sq metres / 204 sq feet  
7 sq metres / 75 sq feet  
89 sq metres / 958 sq feet  
43 sq metres / 463 sq feet  
50 sq metres / 538 sq feet  
6 sq metres / 65 sq feet

Total  
(Includes Limited Use Area)

783 sq metres / 8428 sq feet  
30 sq metres / 323 sq feet



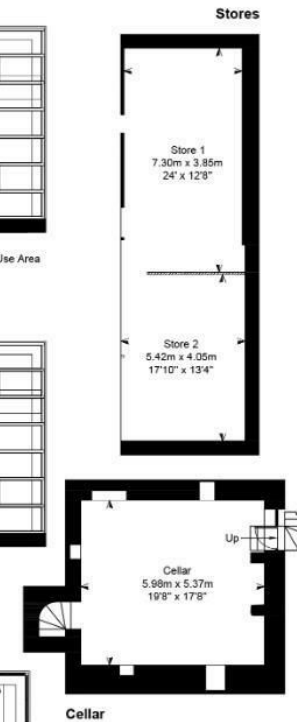
Second Floor



First Floor



Ground Floor



Simply Plans Ltd © 2025  
07690 327 241  
Job No SP3660

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

## 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