

TALIESIN
EDGE





TALIESIN · EDGE · STROUD · GL6 6NE

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £1,295,000

- Beautifully presented
- Idyllic Edge of Village Location
- 2 Receptions
- Fabulous Open-plan Kitchen/Dining/Living Room
- Pretty Views
- Light and Spacious
- Large garden of Circa 1 Acre
- 4 Bedrooms
- Parking

A beautifully presented country house in a quiet village setting with carefully thought out living spaces and delightful garden and grounds of circa 1 acre

DESCRIPTION

Taliesin is a superbly proportioned country home, thoughtfully laid out and stylishly renovated with exceptional flair. The accommodation flows beautifully allowing for an abundance of natural light with spaces that work equally well for entertaining as for everyday living.

The kitchen/dining room is clearly the heart of the home and an ideal space to entertain family and friends. Bespoke units by Woodchester Cabinet Makers sit harmoniously alongside Neptune cabinetry, providing plentiful discreet storage and ample culinary preparation space. A centre island with bar stools is perfect for informal dining and there is also room for a good

sized kitchen table and a sofa. Double doors lead from the kitchen to an outside seating area, offering the perfect spot for a morning coffee. A spacious utility/boot room creates a useful area to hide laundry and store muddy boots and country paraphernalia.

A family room leads off the kitchen with a pretty outlook over the front entrance and fields opposite. Superbly laid out, the family room provides a cosy space for movie nights and also works well as a secondary reception for teenagers. The main sitting room has a fabulous statement fireplace with wood burner inset. Double doors open to a further outside seating area for alfresco entertaining in the warmer months. The L shaped sitting room has a spacious area for a large dining table for more

formal entertaining. A spacious cloakroom completes the ground floor.

Stairs lead off the main entrance hall to the first floor where four stylish bedrooms are located. All of the rooms have been thoughtfully laid out and all benefit from bespoke cabinetry providing plentiful discreet storage, along with pretty views over open countryside and woodland. Bedroom 2 and 3 share a large Jack and Jill bathroom and there is also a good-sized family bathroom.

The garden and grounds are a real feature of the property. Extending to circa an acre, the garden comprises a large level lawn, a choice of seating areas and pretty woodland. Dry stone walling frames the

seating areas and hedging and fencing enclose the whole garden. Outbuildings include a pretty summerhouse, together with a large workshop and a shed, all with power supply.



LOCATION

Located on the outskirts of the Cotswold village of Edge, Taliesin sits in an idyllic and peaceful location. Surrounded by open fields and pretty woodland, the home offers total peace and escapism, with only a couple of properties nearby, yet still within easy walking distance of the centre of the village.

The property is nestled on the slopes of the village and within easy reach of historic Painswick. Approached via a picturesque rural lane, the surrounding countryside has a timeless feel.

The village of Edge has a strong sense of community with an annual fete on the village green and an active social calendar centred around the village hall. There is also a pub within walking distance.

The neighbouring village of Painswick is within 20 minutes walk and benefits from several local shops, as well as three cafes, bistro and a boutique hotel. There is also a golf club on Painswick Beacon. Nearby Stroud has several major supermarkets, including Waitrose, as well as a cinema and numerous sporting facilities. The Spa town of Cheltenham is also within easy reach, well known for its annual music and literature festivals, as well as its National Hunt racecourse. Cheltenham also offers an

excellent choice of shopping and theatre venues.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of Painswick as well as along the A 4173, to most of the local schools in both the private and state sector. There is also a popular village primary school in Painswick.

The property is well positioned for local transport connections; London is within two hours and an hour from Bristol by road, with easy access to the M5 motorway. Trains run into London Paddington from nearby Stroud Station, circa 90 minutes.



DIRECTIONS

From our Painswick office follow the A46 in the direction of Stroud taking the first right into Edge Road opposite Painswick Church lychgate. Follow the lane to the bottom of the hill and then as the road begins to steeply climb, Taliesin will be found at the top of the hill on the right.





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

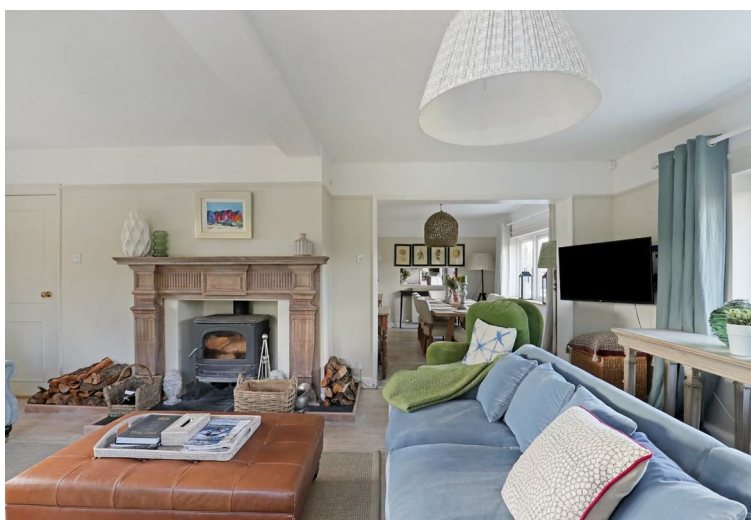
01453 886334

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



TENURE

Freehold

EPC

SERVICES

Mains electricity, gas and water are connected to the property. Septic tank drainage. Gas CH. Stroud District Council Tax Band G, £3699.14. Ofcom Checker: Broadband, Standard 16 Mbps, Superfast 31 Mbps. Mobile, O2, EE

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

Taliesin, Edge Road, Painswick, Gloucestershire

House Approximate IPMS2 Floor Area	231 sq metres / 2487 sq feet
Store	10 sq metres / 107 sq feet
Summerhouse	9 sq metres / 97 sq feet
Workshop	11 sq metres / 118 sq feet

Total	261 sq metres / 2809 sq feet
(Includes Limited Use Area)	12 sq metres / 129 sq feet

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07890 327 241

Job No SP3722

This plan is for identification and guidance purposes only.

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

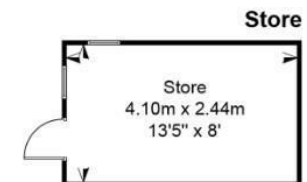
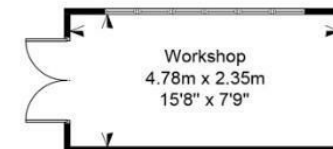
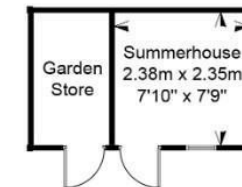
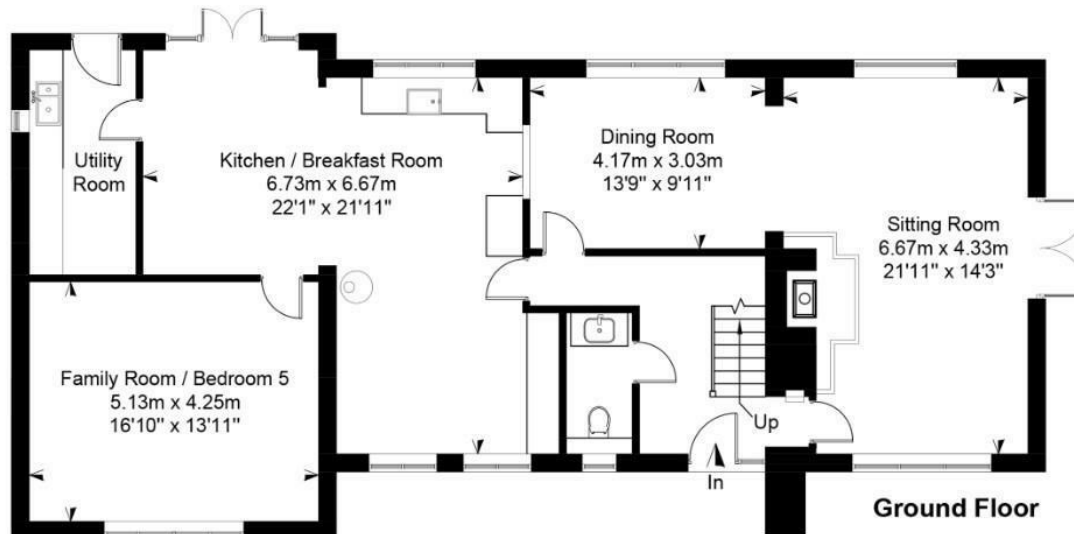
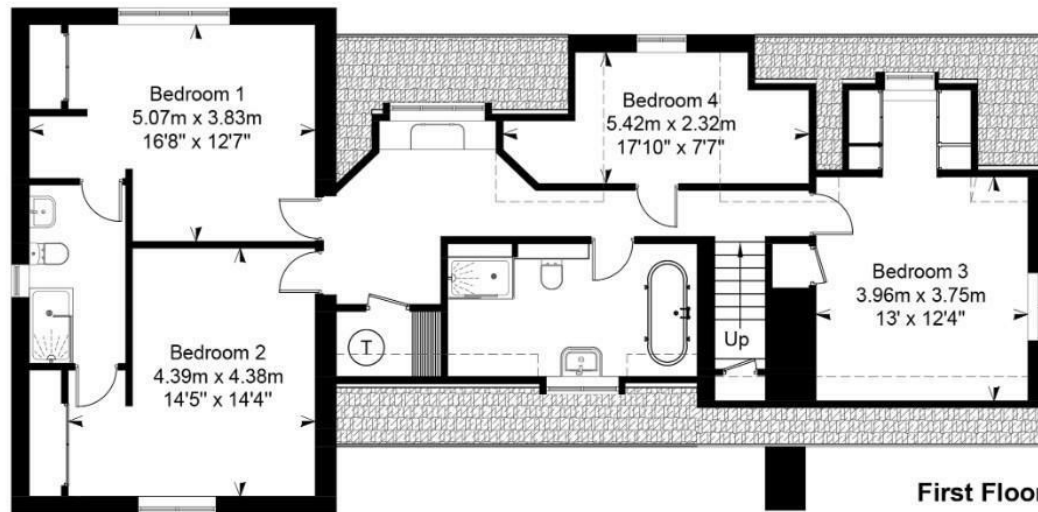
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation

[---] = Limited Use Area



SUBJECT TO CONTRACT

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