



THE MALT HOUSE · VICARAGE STREET · PAINSWICK

THE MALT HOUSE VICARAGE
STREET
PAINSWICK
GL6 6XU

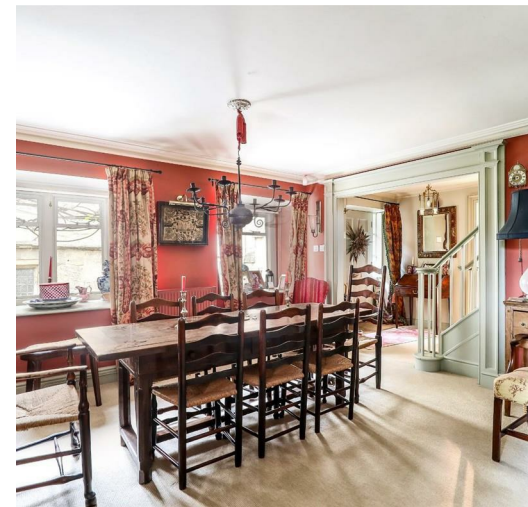
A handsome attached Cotswold stone period family home full of character located on the historic Vicarage Street in the heart of Painswick with 3 spacious double bedrooms, first floor sitting room with wonderful views, garage, parking and pretty garden

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £775,000

FEATURES

- Handsome Cotswold home
- Full of charm and character
- Spacious rooms
- 1st floor sitting room with lovely views
- Kitchen/Breakfast room
- Dining room
- 3 Double bedrooms
- 2 Bath/shower rooms
- Pretty gardens
- Garage and parking



DESCRIPTION

As soon as you open the handsome front door to The Malt House, you are greeted with a welcoming and homely aura. The current vendor has lived at the property for over 20 years and it is clear this is a much loved home. Opening to a reception hall with an elegant staircase directly ahead and the kitchen and dining room leading off either side, the ground floor provides the perfect space for entertaining family and friends. The kitchen is clearly the heart of the home with a white Aga creating a warming focal point. Cream shaker-style units provide plentiful storage and there is room for a good sized kitchen table, making this a great space for informal suppers. The dining room is a fabulous room for larger or more formal gatherings, with ample room for a good sized table.

The main reception room is located on the first floor in order to maximise the enchanting views along Vicarage Street and out to the valley beyond. A bespoke hand carved fireplace provides a wonderful centrepiece to the room and dual aspect windows, together with a rear garden room, allow plentiful natural light. The garden room offers the perfect space for relaxing and unwinding. Hidden away to the rear of the house, this light-filled room opens directly to the garden, providing the ideal space for a quiet morning coffee.

A good sized double bedroom and a family bathroom, are also located on the first floor. Two further double bedrooms are located on the second floor, together with a WC/shower room. All of the bedrooms have been beautifully laid out to provide ample discreet storage and lovely views over the village and across the Painswick Valley.

Hidden away to the rear of the property is a magical and enclosed courtyard garden, filled with romance and a choice of areas to sit and relax. Structured hornbeams provide an air of grandeur and a water feature adds interest. A patio area to the side of the house provides a delightful and secluded area for alfresco entertaining. A veranda runs along the rear of the property, providing a useful area to off-load muddy boots and country paraphernalia after a country walk. A single garage and gravel parking for two cars, is also located to the rear of the property.





DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Branch left towards the village shop, passing The Royal Oak pub on your right. At the fork in the road, turn right into Vicarage Street where The Malt House will be found circa 50 yards down on your left hand side.

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 within a five minute walk from The Malt House, offering fine-dining to non-residents and several stylish and independent coffee shops within a short walk. 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 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 the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance of The Malt 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.



Malt House, Vicarage Street, Painswick, Gloucestershire

House
Garage

Approximate IPMS2 Floor Area
179 sq metres / 1927 sq feet
15 sq metres / 161 sq feet

Total
(Includes Limited Use Area)

194 sq metres / 2088 sq feet
7 sq metres / 75 sq feet

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Job No SP3356

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

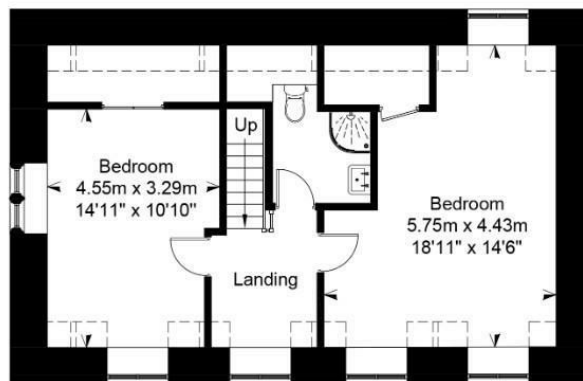
IPMS = International Property Measurement Standard

Outbuildings

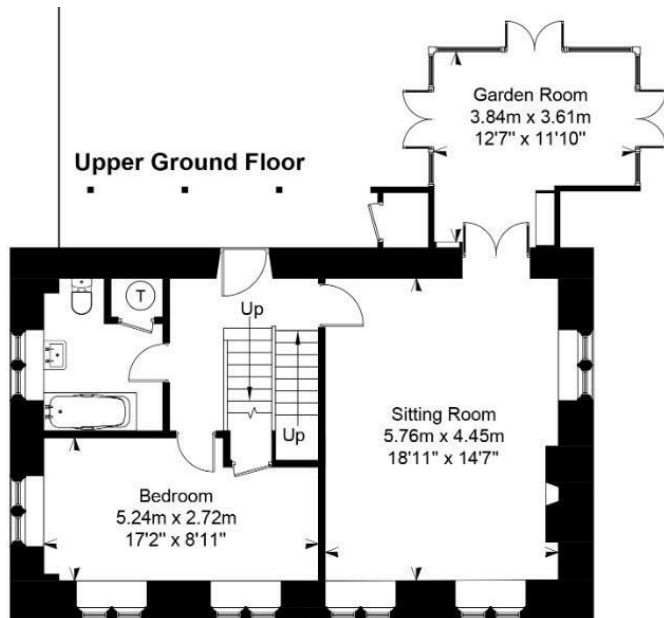
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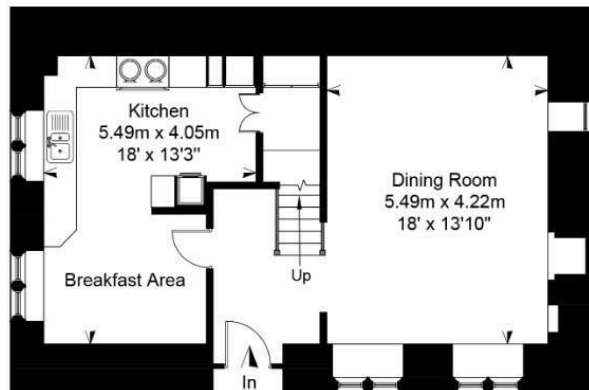
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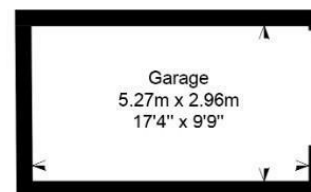
Second Floor



First Floor



Ground Floor



SUBJECT TO CONTRACT

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SALES & LETTINGS

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains electricity, gas and water are believed to be connected to the property. Stroud District Council Tax Band F, £3354.92. Ofcom Checker: Broadband, Standard 18 Mbps, Superfast 80 Mbps. Mobile, EE, O2, Vodafone and Three all likely.

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