

THE LAMP HOUSE · VICTORIA SQUARE
PAINSWICK · STROUD



MURRAY'S
SALES & LETTINGS



THE LAMP HOUSE · VICTORIA SQUARE · PAINSWICK · STROUD · GL6 6QA

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 3

GUIDE PRICE £1,195,000

- Georgian Town House
- Grade II Listed
- Southerly Views
- Bespoke Kitchen
- Wine Tasting Room
- Beautifully presented
- Prominent Village Location
- 4 Reception Rooms
- 4 Bedrooms
- Walled Garden

A landmark village house that seamlessly marries classic elegance with contemporary design, with magnificent views over Painswick's historic churchyard and to the valley beyond

DESCRIPTION

Step inside The Lamp House and you enter a home that harmoniously blends history with modern luxury, with a stylish contemporary twist. Behind the classic Georgian facade of this handsome town house lies an exceptional interior; this is a home that seamlessly marries classic elegance with cutting-edge design. A rich colour palette creates depth throughout, providing a rich backdrop to the exquisite interior.

Entertain in the grandeur of period-inspired rooms, each thoughtfully updated to meet the demands of modern living; this is a home designed for family and friends with 3 ground floor reception rooms and a further first floor drawing room, all offering wonderful entertaining spaces.

The home opens into a delightful front facing reception room, with magnificent bay sash windows and wooden flooring. A handsome fireplace with wood burner inset, creates a warm welcome that sets the tone for the remainder of the home. Thoughtfully curated rooms seamlessly blend period charm alongside modern aesthetics. High ceilings and ornate mouldings harmonize with sleek lines and minimalist decor. A TV room/snug, provides a further front facing reception space, also with large bay windows, overlooking Painswick's historic church.

The kitchen is located to the rear of the property. Bespoke cream units with built-in appliances and a rich red-coloured Aga, make for a welcoming, whilst also functional room. A dining room leads off the kitchen, offering a further superb entertaining

space. A rich grey hue creates depth and warmth and stunning bespoke lighting creates a magnificent feature. Doors lead from the dining room to a pretty rear courtyard garden. The lower ground floor has been fitted out as a wine store and tasting room, plus a utility room.

The first floor comprises the principal drawing room, with magnificent views overlooking Painswick churchyard with its beautifully manicured yew trees, together with a useful cloakroom and a guest suite. Two interconnecting bedrooms plus a bathroom are located in the rear wing of the house, making an ideal guest suite. The principal bedroom is on the top floor with a walk-in dressing room, plus a further bedroom and bathroom. There is a spacious attic in the eaves of the second floor, ideal for storage.

A good sized enclosed courtyard garden with slate shingles is located to the rear of the house, with ample space for alfresco dining. There is also an outside WC. Gated access to the side of the property leads to a parking space where the current vendor parks.

A truly unique property, The Lamp House offers a captivating home where past and present seamlessly converge.

GENERAL INFORMATION

The Lamp House is believed to date from the late 18th century. It is Grade II Listed and within the village Conservation Area. Parking: There is parking by the side gate to The Lamp House garden.



LOCATION

The Lamp House is a landmark property in the heart of the Cotswold village of Painswick, overlooking the handsome church with its manicured yew trees. The aspect is south-south-west allowing natural light to flood in.

Painswick is one of those classic villages that make the Cotswolds so special. The village has a timeless quality with narrow streets flanked by ancient buildings, with tantalising glimpses of pretty countryside.

A friendly and vibrant community, popular with all ages, Painswick has good local facilities within walking distance of The Lamp House whilst also easily accessible to Cheltenham and Stroud. Renowned for its famous race course, Cheltenham also offers excellent shopping and plays host to its well known festivals, including the Literature Festival.

Stroud has a more bohemian atmosphere and a strong arts culture, along with an award-winning Saturday Farmers Market. Stroud also benefits from several leading supermarkets including Waitrose.

There are regular train services into London Paddington from Stroud mainline station, circa 90 minutes and also good links to major road networks including both the M4 and M5 motorways.

There are excellent schools in the area, including Cheltenham Ladies' College and Cheltenham College, as well as Beaudesert Park and many other sought after schools in both the private and public sectors. There are also several grammar schools in nearby Stroud and Gloucester.

The countryside around Painswick is totally unspoilt and a marvellous source of walks including on the Painswick Beacon which also hosts a challenging 18 hole golf course, one of several in the area.



DIRECTIONS

The Lamp House is adjacent to our Painswick Office fronting onto Victoria Square.





MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

N/A Grade II Listed

SERVICES

All mains services are believed to be connected to the property. Gas CH. Stroud District Council Tax Band F £3,354.92 . Ofcom Checker: Broadband, Standard 19 Mbps, Superfast 80 Mbps. Mobile, all likely.

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

Lamp House, Victoria Street, Painswick, Gloucestershire

House Approximate IPMS2 Floor Area 256 sq metres / 2755 sq feet

(Includes Limited Use Area 8 sq metres / 86 sq feet)

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Job No SP2295

This plan is for identification and guidance purposes only.

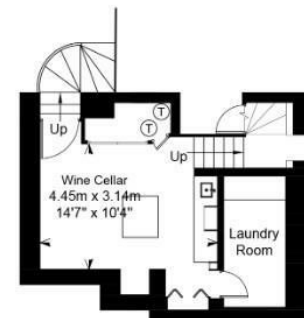
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



Lower Ground Floor



First Floor



Second Floor

SUBJECT TO CONTRACT

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