



FIRLE COTTAGE · BLAKEWELL MEAD · PAINSWICK

**FIRLE COTTAGE
BLAKEWELL MEAD
PAINSWICK**

Firle Cottage is a beautifully presented home on one of Painswick's most sought-after private roads, just a short walk from the village centre. Mainly arranged over one level, it offers a spacious sitting room with west-facing views, an open-plan kitchen/dining/utility area, two bedrooms, a family bathroom, and a study or potential fourth bedroom. Upstairs is the master bedroom with an en-suite and stunning views. The property also features landscaped gardens, a vegetable plot, detached garage, and ample parking.

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £695,000

FEATURES

- Detached chalet bungalow
- Elevated position
- Sought after private road
- Walking distance to village centre
- Open plan kitchen/dining room
- First floor master bedroom with en-suite shower room
- 3 further bedrooms
- Good sized gardens
- Garage and parking
- Lovely far reaching views



DESCRIPTION

Firle Cottage is set in a lovely peaceful location along one of the most sought after private roads in Painswick and is within easy walking distance to the centre of the village and all its local amenities.

The property is well presented and has been improved over the years by the current vendor. Mainly laid out over one storey the accommodation is light, spacious and very versatile. There is a good sized sitting room with lovely west facing views, a good sized open plan kitchen/dining/utility room and 2 bedrooms, family bathroom and a study or bedroom 4. Upstairs there is the master bedroom with en-suite shower room and stunning views.

Outside there is a good sized landscaped garden with vegetable plot and seating areas mainly to the front and side of the property, a detached garage and plenty of parking.





DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud and after circa 50 yards and directly opposite the Lychgate entrance to the church, turn right into Edge Road. Follow the road for circa 500 yards and just as the lane starts to descend, you will see the entrance to Blakewell Mead on your right hand side. Follow the private road to about half way along where the drive and parking for Firl Cottage can be found on your right hand side.

LOCATION

Nestled along a quiet private road on the outskirts of Painswick, the location of Firl Cottage is truly exceptional. The elevated position of the home means it commands spectacular views across the valley, looking towards the villages of Edge and Pitchcombe and across the valley, towards Stroud. The property benefits from the best of all worlds, offering a rural haven of breath-taking beauty, yet still within a five minute walk from the centre of Painswick. 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 also a boutique hotel, offering fine-dining to non-residents and several stylish and independent coffee shops. 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. School buses run from the centre of the village to most of the local schools. There is also a popular village primary school within a five minute walk from Outside Edge.

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.



Firle, Blakewell Mead, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	116 sq metres / 1249 sq feet
Garage	24 sq metres / 258 sq feet

Total	140 sq metres / 1507 sq feet
(Includes Limited Use Area)	21 sq metres / 226 sq feet

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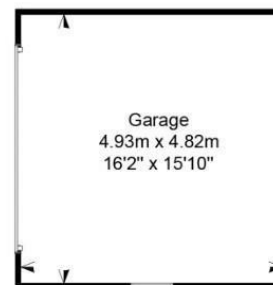
Job No SP3819

This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

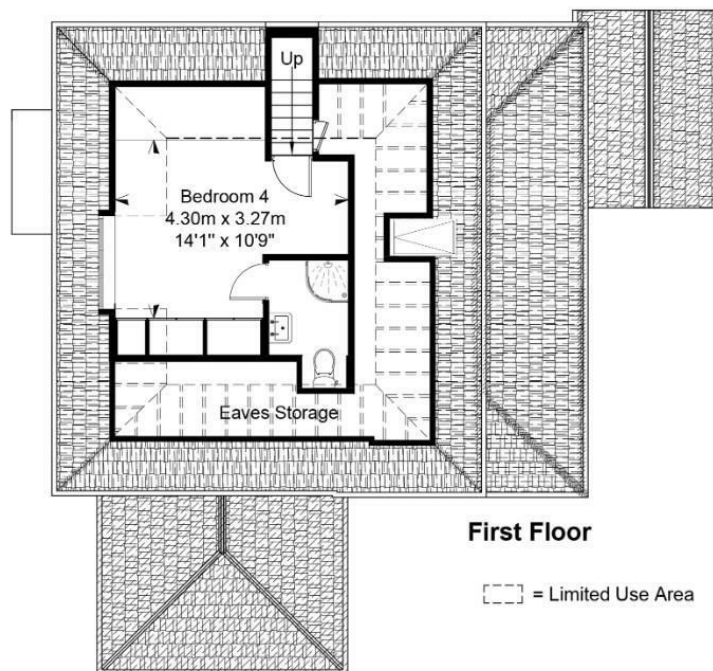
IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



Ground Floor



First Floor

[---] = Limited Use Area

MURRAYS
SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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The Old Baptist Chapel, New Street,

Painswick GL6 6XH

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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

E

SERVICES

Gas central heating, mains drainage.

Council tax band F, Stroud District

Council, £3,354.92 2025/26.

Ofcom Checker: Broadband, Standard

18Mbps, Superfast 65Mbps; Mobile, EE,

Three, O2 & Vodafone all limited.

SUBJECT TO CONTRACT

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