



STONECROFT · CHELTENHAM ROAD · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS



STONECROFT · CHELTENHAM ROAD ·
PAINSWICK ·
STROUD · GL6 6XN

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £1,100,000

- Light-filled and Spacious Family Home
- Magnificent Views
- Garage
- Enclosed Garden
- Close Proximity to Excellent Schools
- Central Village Location
- Gated Driveway Parking
- Open-plan Kitchen/Dining Room
- Minutes from Local Amenities

A light-filled and spacious family home in a prime village location, offering a good-sized garden, ample driveway parking and magnificent views, with the potential to extend (STP)

DESCRIPTION

Built in the 1930s, Stonecroft offers a well-proportioned and thoughtfully laid out family home. The property is both welcoming and practical in equal measure with light-filled rooms which work equally well for everyday living as for entertaining.

An impressive oak door opens to a good-sized reception hall which sets the tone to the remainder of this spacious property.

The sitting room is a wonderful room for hosting with a gas fired wood burn effect stove ideal for cosy evenings in the colder months. Doors open from the sitting room to an expanse of decking which runs along the rear of the house, offering a choice of

seating areas for relaxing and entertaining, with exceptional views across the valley.

The open-plan kitchen/dining room is clearly the heart of the home. Fitted units provide ample discreet storage and a large gas oven is perfect for cooking up a feast. There is room for a good-sized dining table, ideal for family meals or larger gatherings, as well as a breakfast bar for informal dining. Double doors open to the rear decking area, working as an additional 'room' in the summer months.

A superb laundry/boot room leads off the kitchen, ideal for hiding washing away and for storing muddy boots and coats after a walk in the surrounding countryside. A

separate area off the boot room could be converted into a home office.

A useful cloakroom off the main reception, completes the ground floor.

Three double bedrooms are located on the first floor, the two rear rooms with magnificent views across the valley and one with en-suite shower room. A good -sized family bathroom serves the other two bedrooms.

GARDEN & GROUNDS

The garden is largely set to the rear of the house and is mainly laid to lawn. A raised seating area in the bottom corner of the garden provides a secluded spot for

alfresco dining. A kitchen garden offers the opportunity to live the 'good life' and grow your own produce. Backing onto the village recreation ground, the garden is ideal for families and is totally enclosed with dry stone walling and fencing.

A small grass area with a mature fruit tree is set to the front of the house, along with gated driveway parking for several cars and a spacious garage.



LOCATION

Stonecroft's location is one of its key attributes. Within minutes from the centre of the village, the property benefits from driveway parking and a garage, both rare assets in Painswick, along with magnificent views across the valley to Longridge, Sheepscombe.

Frequently referred to as the Queen of the Cotswolds, Painswick has a good 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. There is also a wide choice of schools in the private sector in nearby Cheltenham, as well as Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

The village is popular with tourists and is well-known for the beautiful Rococo Gardens and Painswick 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, Stonecroft 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

Leave our Painswick office on the main A46 in the direction of Cheltenham. Pass through the traffic lights and Stonecroft will be found shortly afterwards on the right hand side, identified by grey gates.





MURRAY'S

SALES & LETTINGS

Stroud

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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

D

SERVICES

Mains electricity, gas, water and drainage are connected. Gas CH heating. Stroud District Council Band G, £3871.06 payable 2025/26. Ofcom checker: Broadband Standard 17 Mbps, Superfast 80 Mbps; Mobile EE, Three, Vodafone & O2

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

Stonecroft, Cheltenham Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House 136 sq metres / 1463 sq feet

Garage 18 sq metres / 194 sq feet

Utility Room 17 sq metres / 183 sq feet

Total 171 sq metres / 1840 sq feet

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07890 327 241

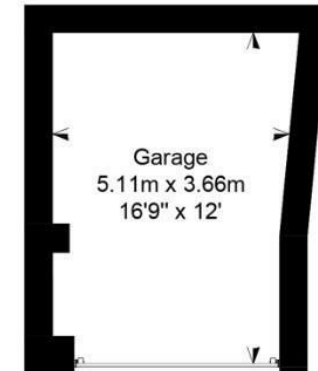
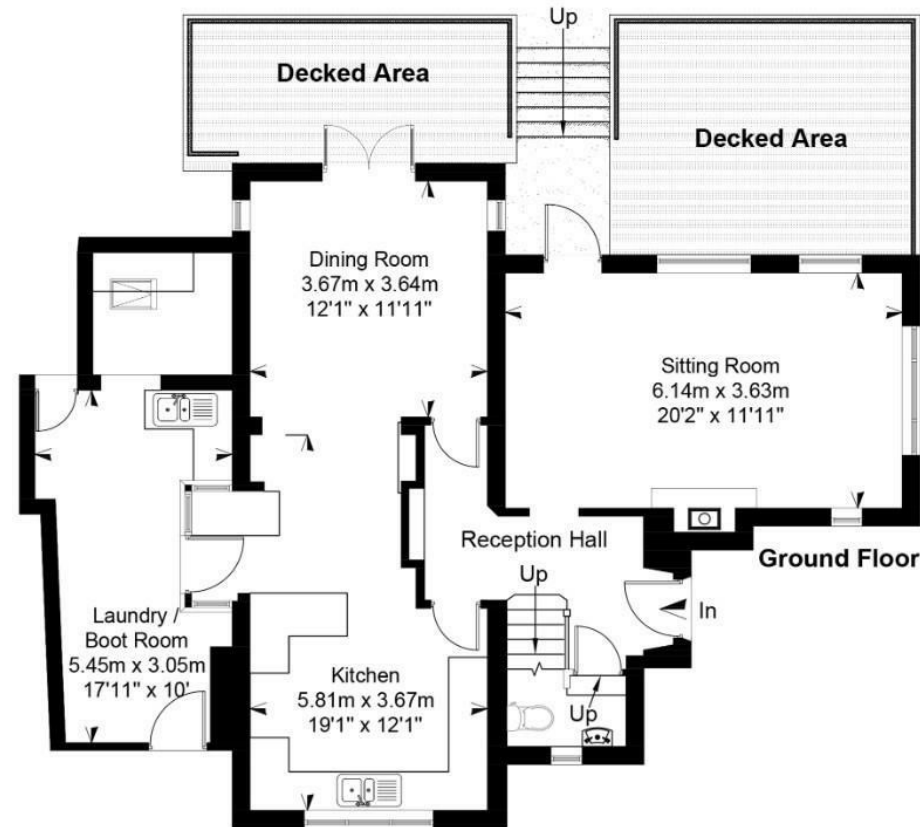
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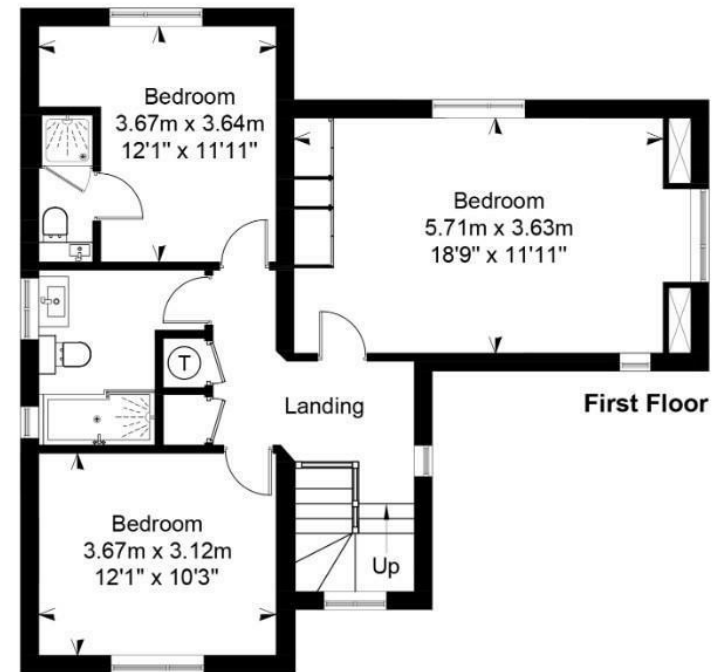
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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