

GREY GABLES · CHELTENHAM ROAD
PAINSWICK · STROUD





GREY
GABLES

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ROAD ·
PAINSWICK · STROUD · GL6 6TS

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 3

GUIDE PRICE £1,250,000

- Handsome Family Home
- Ideally Configured to Create an Annexe
- Grounds of Just Under an Acre
- Views
- 5 Bedrooms
- Three Receptions
- Pony Paddock and Stable
- Edge of Village Location

Grey Gables offers a handsome and beautifully proportioned family home in a prime edge of village location, ideally configured to create a self-contained annexe along with grounds extending to just under an acre.

DESCRIPTION

Grey Gables offers a beautifully proportioned family home with carefully thought-out living spaces and an abundance of natural light. Located at the end of a sweeping drive, the property is impressive and welcoming in equal measure.

The house opens to a spacious reception hall with wide oak board parquet flooring and handsome oak staircase, creating an immediate sense of warmth and space.

The L shaped kitchen is clearly the heart of the home. Fitted units provide ample discreet storage and a charming bay window seat provides a seating area for relaxed dining. A large centre island offers additional space for food preparation and cooking.

The sitting room runs the depth of the house with the sympathetic more recent addition of an orangery to the rear. A tremendous space for entertaining, this beautifully proportioned room works equally well for everyday living. A central fireplace creates a warming focal point to the room and doors open to a sheltered decking area, ideal for alfresco hosting in the warmer months.

The dining room is ideal for more formal entertaining, again with doors opening to the rear decking area, perfect for pre-dinner drinks. Both the dining and sitting room have pretty views overlooking the rear garden.

A separate wing of the house contains a useful cloakroom, laundry room, good-sized

home office and an en-suite bedroom; this wing of the house is ideally suited for conversion to a self-contained annexe.

A feature split staircase leads to the first floor with the principal en-suite bedroom off one side of the staircase and three further bedrooms off the other side, one with en-suite plus a family bathroom. All of the bedrooms benefit from lovely views, the 3 front-facing rooms overlooking the valley and the rear facing bedroom with pretty views over the garden.

GARDEN AND GROUNDS

A sweeping drive leads to the property flanked with gently sloping lawns and mature trees and well-stocked borders.

The majority of the grounds are set to the

rear of the property, offering privacy and a wonderful space to both relax and entertain.

A decking area leads directly from the house with steps up to a raised patio with room for garden furniture.

Gently sloping lawns sweep away from the house with a pony paddock and stable at the top of the garden.

The garden and grounds total just under one acre.



LOCATION

Located on the outskirts of Painswick, Grey Gables offers the best of both worlds. A sense of space and privacy, yet still within easy reach of local amenities. The property sits in a good sized plot of just under acre with far reaching valley views.

Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous 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 a popular cafe and an arts shop. 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 good choice of schools in the private sector with several leading public schools in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

The village is popular with tourists and is well-known for the beautiful Rococo Gardens and also 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, Grey Gables 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

From our Painswick office, take the A46 in the direction of Cheltenham and you will find the entrance to Grey Gables on the left hand side after approximately 1.5 miles. Please note, if you reach the Royal William pub, you have gone too far!





MURRAYS

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

E

SERVICES

Mains water and electricity. Drainage septic tank. Oil CH. Stroud District Council Band G, £3,871.06 2025/26. Broadband Standard 8 Mbps, Ultrafast 1000 Mbps

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



Grey Gables, Cheltenham Road, Painswick, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 240 sq metres / 2583 sq feet
Stable 12 sq metres / 129 sq feet

Total 252 sq metres / 2712 sq feet
(Includes Limited Use Area 4 sq metres / 43 sq feet)

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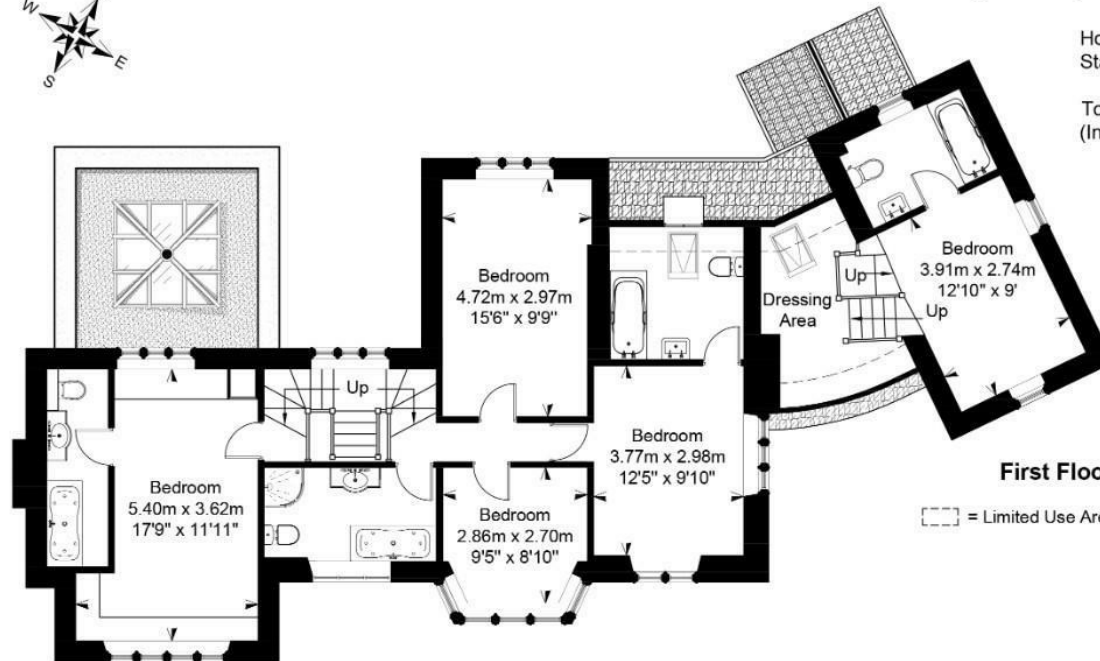
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This plan is for identification and guidance purposes only.

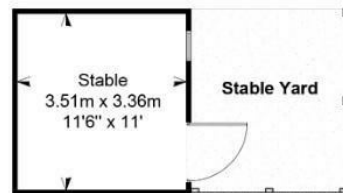
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



[] = Limited Use Area



Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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