



HIGH WARREN · THE HIGHLANDS · PAINSWICK ·

MURRAYS
SALES & LETTINGS



HIGH WARREN ·
THE HIGHLANDS ·
PAINSWICK ·
GL6 6SL

BEDROOMS: 5

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £1,225,000

- Family Home
- Valley Views
- Double Garage
- Private Highlands Location
- Ample Parking
- 5 Bedrooms
- Landscaped Gardens
- Ideal Annex Configuration
- Character Features
- EPC Rating D55

A spacious 5-bedroom home on the exclusive Highlands development in Painswick, offering potential to modernise and create a family home with a self-contained annexe

DESCRIPTION

High Warren presents a spacious and versatile family home, quietly tucked away in a private corner of the prestigious Highlands development. Upon entering, you are greeted by an oak-panelled hallway and parquet floor, the home has an immediate sense of warmth and sophistication, and with some modernisation could be a truly spectacular home.

The kitchen, situated at the rear of the house, is a light filled room, designed with fitted units, a breakfast bar, and plenty of room for a family dining table. Adjacent to the kitchen is a practical utility area, ideal for keeping laundry and household chores out of sight. Completing the ground floor, a useful cloakroom leads off the central hall.

The main wing of the house features two

inviting reception rooms: a light-filled sitting room that opens seamlessly into a conservatory, and a versatile home office, which could also function perfectly as a dining room. Both rooms enjoy stunning, uninterrupted views across the valley, providing a wonderful sense of space and tranquillity.

An oak staircase leads to the first floor, where three generously proportioned bedrooms and a family bathroom are found. The two front-facing rooms benefit from breathtaking views, while the principal bedroom boasts a spacious en-suite. All bedrooms have been carefully designed to provide both comfort and ample storage, making this floor ideal for family living.

A further wing of the property is ideally configured to create a self-contained annexe

yet also works seamlessly as part of the main house. This wing comprises a good-sized, dual-aspect dining room, a back kitchen/overflow utility, and two additional bedrooms, one with an en-suite. Adjoining the main house but with its own separate access, this space could easily be converted into a fully independent annexe, offering excellent opportunities for multi-generational living or as a valuable income-generating rental.

GARDEN

The garden is a particularly attractive feature of High Warren, with the majority set to the rear of the property. A combination of well-stocked borders, shrubs and mature trees create colour and interest throughout the seasons, with a charming, aged walnut tree forming a striking focal point.

A vine-clad wall adds a sense of character and timeless appeal, while sections of traditional dry-stone walling bring texture and structure to the outdoor space.

The garden offers a variety of areas in which to relax and entertain. The sense of privacy is further enhanced by the maturity of the planting, creating a fabulous setting in which to enjoy the surrounding landscape.

To the front of the property, a double garage and driveway provide ample parking and practical storage.



LOCATION

The location of High Warren is one of its greatest attributes. Tucked away in a far corner of the Highlands, this exclusive development offers privacy and peace, alongside a welcoming sense of community, within walking distance of the sought after village of Painswick.

The property sits in a good sized plot with fabulous far-reaching valley views. Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as three popular cafes 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, as well as a good choice of schools in the private sector, 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 its 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, High Warren 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 Painswick and after approximately half a mile, turn left into the Highlands (opposite the turning to Sheepscombe). Follow the road around to the right and take the left turn at the top of the hill, where High Warren will be located on the right hand side.





MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

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SERVICES

All mains' services are believed to be connected to the property. Gas central heating. Stroud District Council, Tax Band G, £3,871.06 per annum (2025/2026). OFCOM Checker: Broadband - Standard 16 Mbps Superfast 52 Mbps, Mobile Networks - EE, O2, Three, Vodafone all likely or variable.

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

High Warren, The Highlands, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House 262 sq metres / 2820 sq feet

Garage 26 sq metres / 280 sq feet

Total 288 sq metres / 3100 sq feet

(Includes Limited Use Area 11 sq metres / 118 sq feet)



SUBJECT TO CONTRACT

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