



20 · GLOUCESTER ROAD · PAINSWICK

**MURRAYS**  
SALES & LETTINGS



20 GLOUCESTER ROAD  
PAINSWICK  
STROUD  
GL6 6RA

A well presented link detached modern family home set in a lovely elevated position close to the heart of the sought after Cotswold village of Painswick with beautifully landscaped gardens, garage, parking and lovely views.

**BEDROOMS: 3**

**BATHROOMS: 3**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £635,000**

## FEATURES

- Link detached family home
- Village location
- Spacious and light
- Downstairs bedrooms and shower room
- 2 further double bedrooms
- Good sized landscaped gardens
- Garage
- Parking
- Lovely views
- Separate annexe possibilities



## DESCRIPTION

20 Gloucester Road is a well presented spacious and light link detached family home set in a lovely elevated position within the sought after Cotswold village of Painswick. Close to the Rococo Gardens and with lovely views over towards Edge, this well maintained home offers versatile accommodation over two floors.

On the ground floor there is a good sized entrance hall, fully fitted kitchen that open through to the dining room with lovely west facing views, large utility/boot room and a sitting room with doors to garden and log burner. Also on the ground floor is the downstairs bedroom and shower room suitable for a separate annexe.

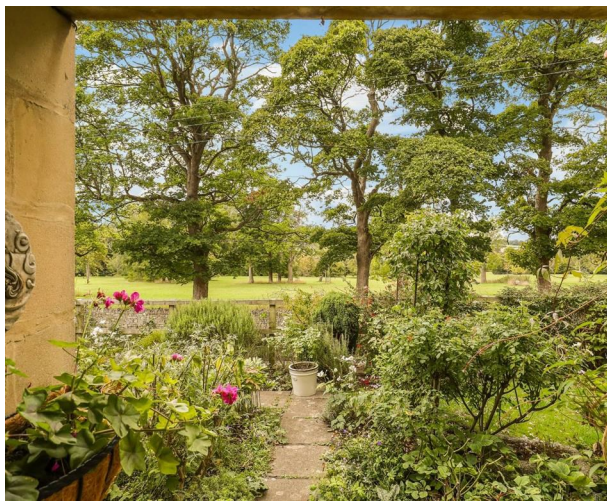
Upstairs there are two large double bedrooms, one with en-suite WC/dressing room and a family bathroom.

A particular feature of the property is the beautifully landscaped gardens with a rose garden to the front, lawn and patio areas to the side and a gate through to a vegetable garden and shed.

There is also an attached garage and parking.







## DIRECTIONS

The property is most easily located by leaving our office in Painswick in the direction of Cheltenham on the A46. After the first set of traffic lights turn left into Gloucester Street and continue to the top leading onto Gloucester Road. After a short distance turn right into Gyde Road and continue down towards the doctors surgery turning right shortly before it, continue until the end of the lane where 20 Gloucester road can be found in front of you.

## LOCATION

Painswick is one of the Cotswold's finest villages, famous for its wealth of historic buildings. School House is situated on the approach into the village, with the magnificent late medieval village church sitting behind the property. With a thriving, friendly community, Painswick has a population of approximately 2,000 people. The village has good local amenities including a grocery store, several popular cafes and a boutique hotel, The Painswick, all within walking distance of 20 Gloucester Road. The village hosts numerous clubs and sporting activities, offering a range of activities for all ages. One of the key draws to the area is the excellent choice of local schools, including several sought after grammar schools in nearby Stroud, Gloucester and Cheltenham, as well as The Croft Primary School in Painswick itself. The village is conveniently located between the Regency Spa town of Cheltenham and Stroud, both offering excellent facilities, with theatre, a National Hunt racecourse and popular arts festival in Cheltenham. Painswick is surrounded by some of the most outstanding countryside the Cotswolds has to offer, offering a marvellous source of walks. There is also a challenging 18 hole golf course located on Painswick Beacon, together with the historic Rococo gardens nearby. London is circa 2 hours by road and 90 minutes into London Paddington, from nearby Stroud Station. Painswick is easily accessible to the M5 motorway for Bristol or the West Midlands. Local supermarkets include a major Waitrose in Stroud, which also has an award winning Farmers Market, a multiplex cinema and a leisure centre.





## Allington, 20 Gloucester Road, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House	125 sq metres / 1345 sq feet
Garage	13 sq metres / 140 sq feet

Total	138 sq metres / 1485 sq feet
(Includes Limited Use Area)	3 sq metres / 32 sq feet

Simply Plans Ltd © 2025

07890 327 241

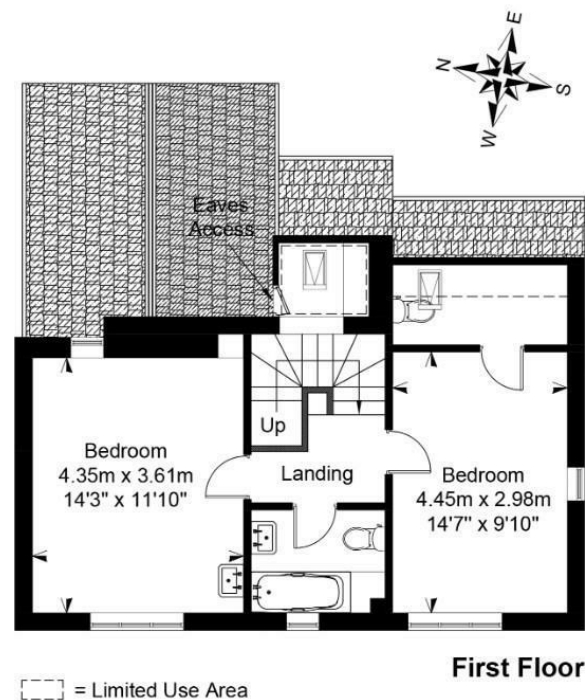
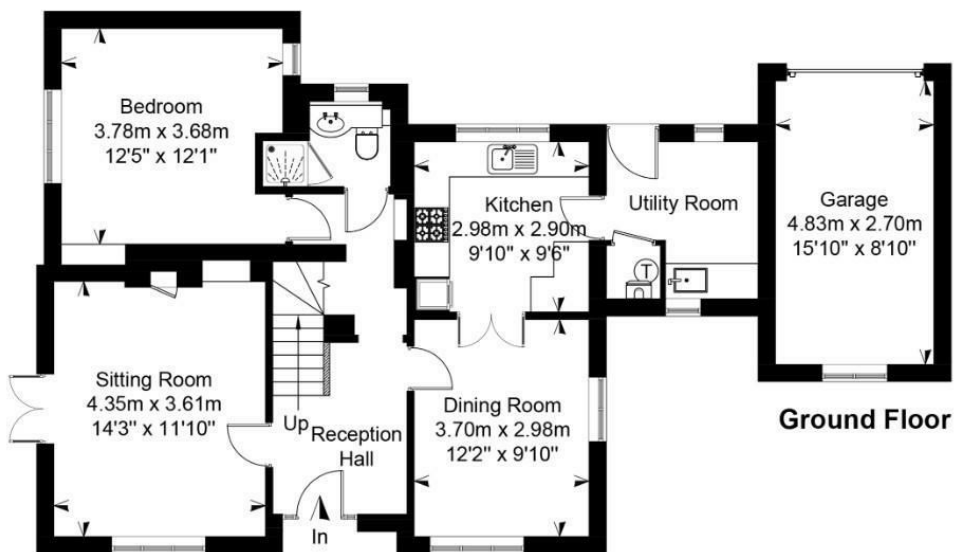
Job No SP3869

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



## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk

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

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