



28 · ASHWELL · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS

28 ASHWELL
PAINSWICK
STROUD
GL6 6RL

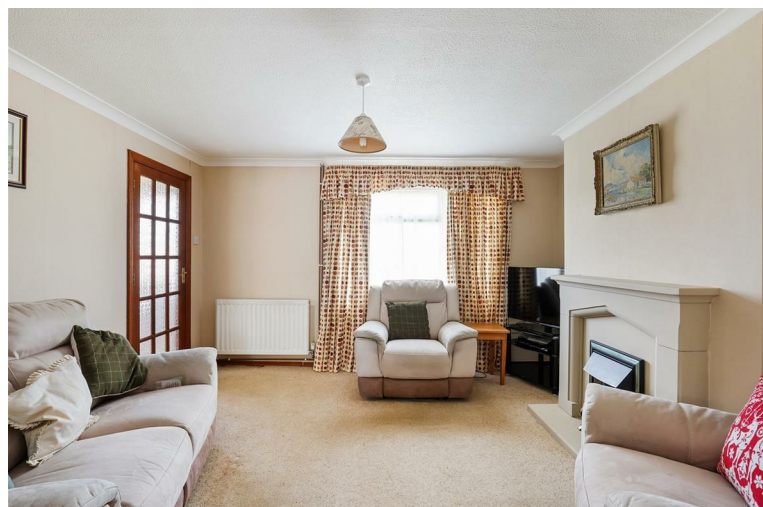
A two-bedroom semi-detached home on the outskirts of Painswick with a garage and parking.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £299,950

FEATURES

- 2 Double Bedrooms
- Modern Fitted Kitchen
- Built In Storage
- Established Garden
- Popular Location
- Good Nearby Schools
- En Bloc Garage
- Off Road Parking
- Separate Dining Room
- Boot Room



DESCRIPTION

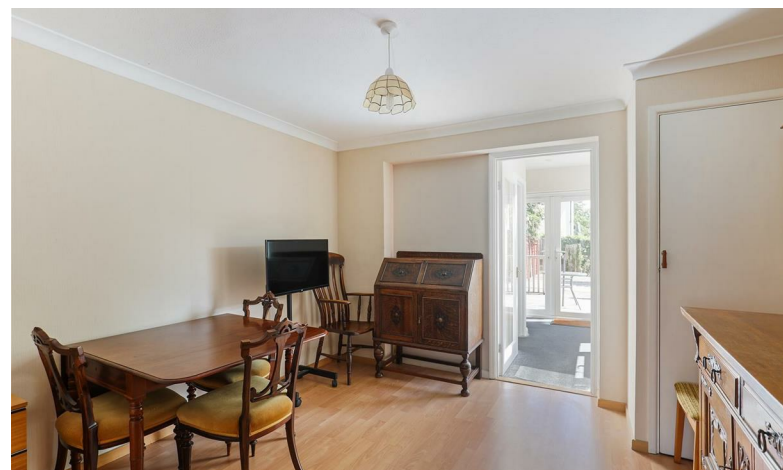
The property is entered via an entrance hall which leads through to a comfortable living room. French doors provide an attractive connection to the dining room, creating an excellent arrangement for both everyday living and entertaining. The dining room benefits from a useful storage cupboard and opens through to a useful boot room. Adjoining the boot room is a cloakroom, adding further practicality to the ground floor accommodation.

The modern fitted kitchen is well-appointed with a range of units and work surfaces, providing ample storage and preparation space.

To the first floor are two particularly good-sized double bedrooms, both benefiting from built-in storage. The accommodation is completed by a family bathroom.

Outside, the front garden is laid to lawn with a pathway leading to the entrance door and gated side access to the rear. The enclosed rear garden has been thoughtfully landscaped to provide a combination of decking and patio areas, ideal for outdoor dining and relaxation, complemented by well-stocked floral borders and a garden shed.

Located separately from the property is an en-bloc garage together with a hardstanding parking space suitable for one vehicle.





DIRECTIONS

From Painswick, turn right onto New Street and continue for 500 yards. Then, turn left onto Gloucester Street and take the first left onto Churchill Way. Turn left onto Hyett Close and follow the road as it turns into Ashwell. The property will be found shortly afterwards on the left hand side.

LOCATION

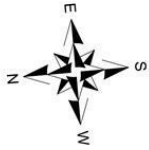
The property is situated within the highly desirable village of Painswick, affectionately known as the 'Queen of the Cotswolds'. Renowned for its charming character and vibrant community, the village offers an excellent range of amenities including a selection of independent shops, cafés, restaurants, public houses, churches, a popular weekly farmers' market and the highly regarded Painswick Hotel.

Surrounded by beautiful countryside, the area provides exceptional opportunities for walking and outdoor pursuits, with Painswick Beacon and the local golf course both close by. Popular visitor attractions including the Rococo Garden and Tibbiwell Alpacas further enhance the appeal of this sought-after Cotswold location.

The market town of Stroud lies less than ten minutes away by car and is well known for its award-winning farmers' market, thriving arts scene and excellent selection of independent retailers. The centres of Gloucester and Cheltenham are also readily accessible, offering a wider range of shopping, leisure and cultural amenities.

The village is served by the highly regarded Croft Primary School, rated 'Good' by Ofsted, whilst a comprehensive range of state and independent schooling can be found in Stroud, Gloucester and Cheltenham.





28 Ashwell, Painswick, Stroud, Gloucestershire

House
Garage

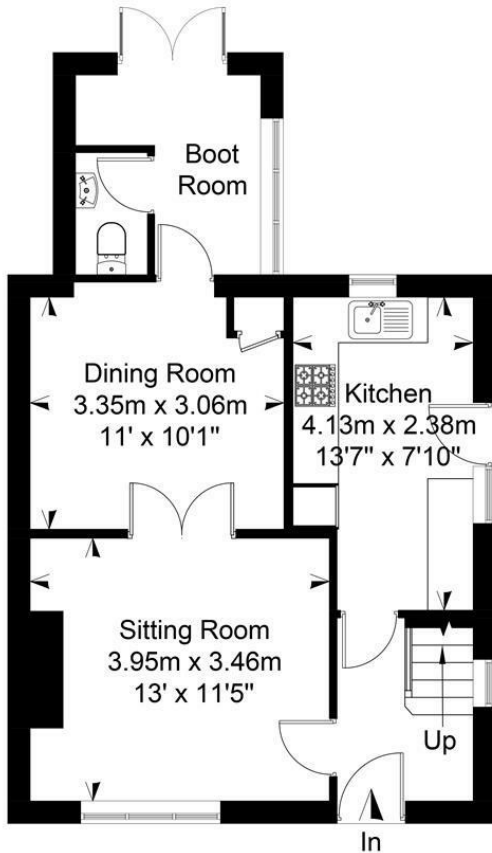
Approximate IPMS2 Floor Area
85 sq metres / 915 sq feet
11 sq metres / 118 sq feet

Total

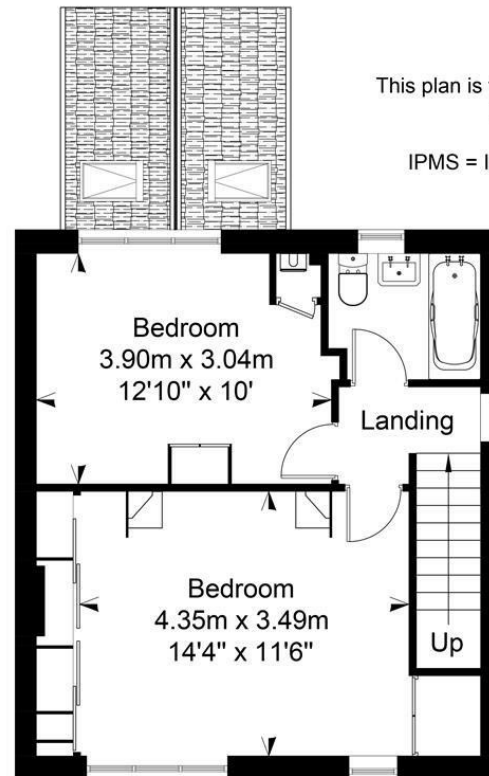
96 sq metres / 1033 sq feet

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Job No SP4097

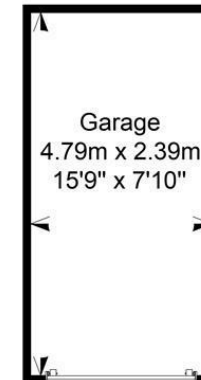
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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

C

SERVICES

Mains electricity, drainage, water and gas are connected to the property. Gas CH. Stroud District Council Band: C Charge: £2164.67. OFCOM checker, broadband, standard 17Mbps, superfast 59Mbps. Mobile, EE, Three, o2 and Vodafone all good and variable.

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

For more information or to book a viewing
please call our Stroud office on 01453 755552