



WOODHAM COTTAGE · TIBBIWELL LANE · PAINSWICK

WOODHAM COTTAGE
TIBBIWELL LANE
PAINSWICK
STROUD
GL6 6XX

A beautifully presented 3 bedroom cottage combining period charm with contemporary styling, complete with a private courtyard garden.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £425,000

FEATURES

- Village Centre Location
- Character Features Throughout
- Grade II Listed
- Versatile Loft Room
- Private Courtyard Garden
- Wood Burning Stove
- Contemporary Fitted Kitchen
- 2/3 Bedrooms
- Spacious Rooms
- Views Over Painswick



DESCRIPTION

The property is entered directly into the welcoming sitting room, where a striking wood-burning stove sits within a charming inglenook fireplace, creating an inviting focal point. Traditional mullion windows enhance the room's character while allowing plenty of natural light to flood the space.

Leading through, the spacious dining room provides an excellent area for both everyday living and entertaining. Stairs rise to the first floor, while a glazed door opens onto the courtyard garden, creating a seamless connection between the indoor and outdoor spaces. The contemporary kitchen is fitted with a range of modern units and work surfaces, with a window and door overlooking and providing access to the rear garden.

The first floor comprises two well-proportioned bedrooms. The principal bedroom enjoys attractive views across the rooftops of Painswick, while the second bedroom benefits from fitted wardrobes. Serving both rooms is a beautifully appointed four-piece family bathroom, featuring a characterful roll-top bath alongside a separate shower.

Occupying the second floor is a versatile room that could serve equally well as a third bedroom, snug, home office or hobby room, offering flexibility to suit a variety of lifestyles.

Outside, the enclosed courtyard garden provides a private and low-maintenance retreat. An elevated patio offers the perfect spot for outdoor dining and entertaining, complemented by well-stocked floral borders and a useful garden shed.





DIRECTIONS

Woodham Cottage is most easily located by leaving our Painswick office and turning into Victoria Street towards the village centre. Follow the road round to the left and then turn right into Tibbiwell Lane. Woodham Cottage will be found shortly afterwards on the left hand side.

LOCATION

Painswick, affectionately known as the "Queen of the Cotswolds", is one of Gloucestershire's most sought-after villages. Renowned for its magnificent parish church, famous avenue of ninety-nine yew trees and picturesque winding streets, the village is characterised by an abundance of beautiful Cotswold stone homes and period cottages.

The village offers an excellent range of amenities, including a highly regarded primary school, churches, a medical centre, hotel, cafés, restaurants, traditional pubs, boutique shops, a golf course and a variety of leisure and community facilities.

Surrounded by stunning countryside, Painswick provides exceptional walking opportunities, including the nearby Painswick Beacon and the Cotswold Way. The Georgian spa town of Cheltenham is approximately 10 miles away, while Gloucester, Bath, Bristol and Swindon are all easily accessible. Stroud railway station, around 4 miles away, offers direct services to London Paddington in approximately 90 minutes.

Approximate distances: M5 Junction 11a – 6.5 miles, M5 Junction 13 – 7 miles, M4 Junction 15 (Swindon) – 35 miles, Gloucester railway station – 6.5 miles, Stroud railway station – 4 miles, Cheltenham town centre – 10.5 miles.



Woodham Cottage, Tibbiwell Lane, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House

105 sq metres / 1130 sq feet

(Includes Limited Use Area)

9 sq metres / 97 sq feet

Simply Plans Ltd © 2026

07890 327 241

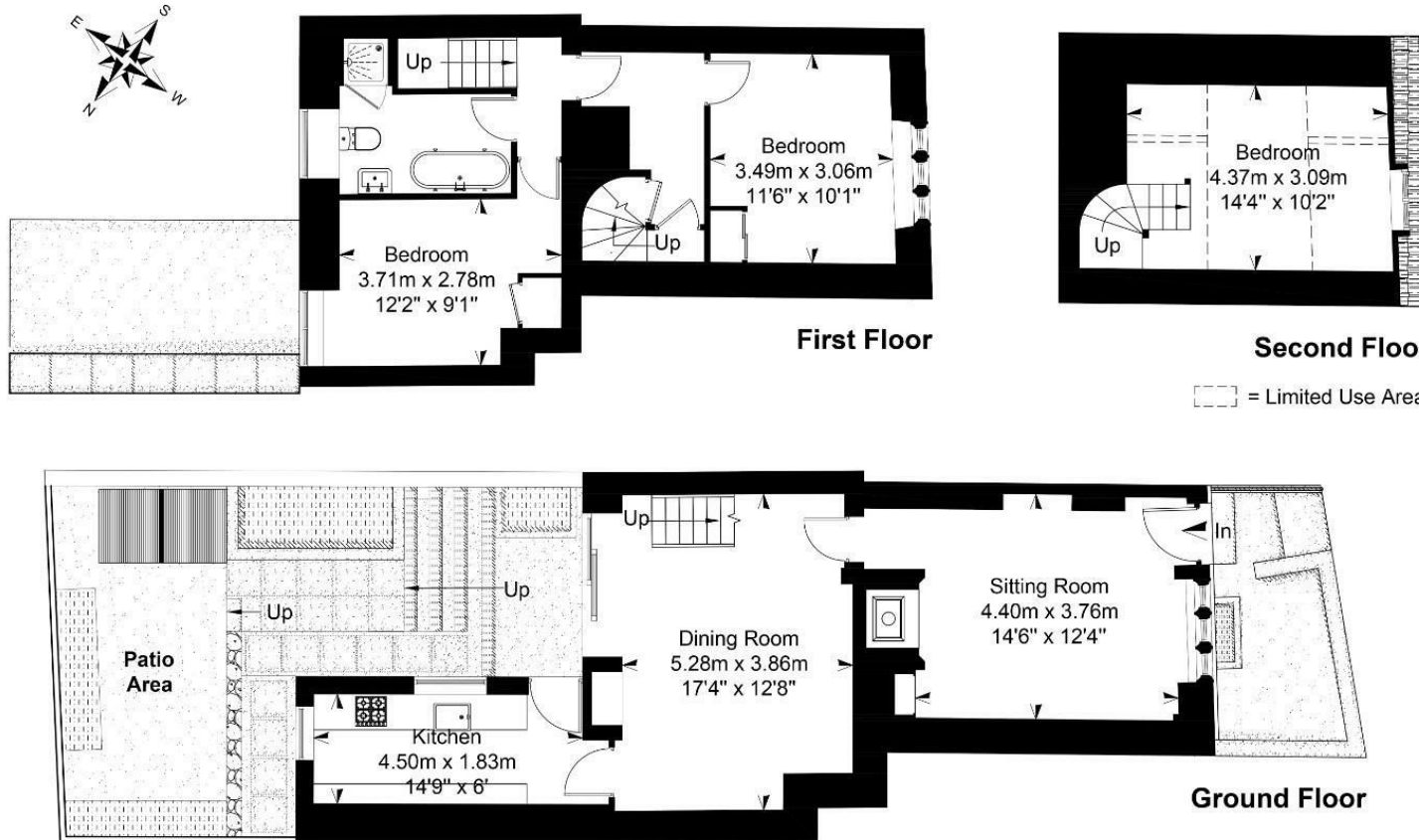
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This plan is for identification and guidance purposes only.

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

Not to scale unless specified.

IPMS = International Property Measurement Standard



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

D

SERVICES

Mains gas, electricity, water and drainage. Gas CH. Stroud District Council Tax Band: F Charge: £3517.60 (26/27). OFCOM checker, broadband standard 18Mbps, superfast 20Mbps. Mobile, EE, o2, Three and Vodafone all good or variable outdoor.

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