



WOODLANDS · STAMAGES LANE · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS



WOODLANDS · STAMAGES LANE
PAINSWICK
STROUD
GL6 6XA

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £1,150,000

- Immaculate Throughout
- Four Double Bedrooms
- Beautiful Landscaped Gardens
- Garage and Parking
- Stunning Valley Views
- Spacious Family Home
- Open Plan Kitchen/Dining/Family Area
- Home Office/Studio Potential
- Private Road Setting
- Village Location

An immaculately presented detached family home in the heart of Painswick, offering spacious accommodation, ample parking and stunning views.

DESCRIPTION

Woodlands is an exceptional detached family home, occupying a desirable elevated position on one of Painswick's sought after private roads. Beautifully presented throughout, the property offers light filled, well-proportioned accommodation, complemented by a mature landscaped garden, excellent parking and delightful views across the valley.

Accommodation is arranged around a welcoming reception hall. To the front of the house is a spacious sitting room, enjoying an abundance of natural light and providing a comfortable space to relax and enjoy the breathtaking views. A separate study offers an ideal home office or snug.

The impressive kitchen/dining/family room is the true heart of the home and is an outstanding space for both everyday living and entertaining, with bi-fold doors opening

onto the sun terrace creating the perfect balance of indoor/outdoor living. Open to the dining area, yet retaining a degree of separation, the well-appointed kitchen is fitted with a range of contemporary units incorporating an integral fridge/freezer, electric Rangemaster cooker and ceramic sink. A walk-in pantry provides excellent storage, whilst the generous utility room, has its own external access. A cloakroom completes the ground floor.

The first floor offers four generous double bedrooms, all thoughtfully positioned to the rear of the property to take full advantage of the attractive views over the gardens and across the valley beyond. The principal bedroom benefits from a large en-suite, whilst the remaining bedrooms are served by a spacious family bathroom and further en-suite. The excellent proportions throughout create a wonderful sense of space, making the property ideally suited to modern family living.

GARDEN AND GROUNDS

Outside, the gardens have been lovingly maintained and provide a beautiful backdrop to the house. A sun terrace adjoins the rear of the property, creating an ideal space for outdoor entertaining before steps lead down to a decked seating area and the main garden. Predominantly laid to lawn, the garden is stocked with colourful flower beds and mature shrubs, and established trees including a productive cooking apple tree.

Towards the foot of the garden, a charming pergola draped with fragrant climbing roses and mature wisteria leads through to a further patio, perfectly positioned to enjoy the evening sunshine.

To the side of the house is a gravelled work area with timber log stores and an excellent purpose-built timber outbuilding with power and light. Currently arranged as a bike store and workshop, it offers superb potential as a

home office, studio, gym or hobby room.

The property is further complemented by a single garage, two useful external stores and ample off-road parking.



LOCATION

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of the most popular villages in Gloucestershire, well known for its church spire, ninety-nine Yew trees, and its quaint, narrow streets.

The village has a wealth of traditional Cotswold limestone houses and cottages. Local amenities include a sought-after primary school, hotel, restaurants, two public houses, a wide variety of shops, a medical centre, a golf course, and other facilities. There are lovely country walks, including nearby Painswick Beacon.

The Georgian spa town of Cheltenham, with its famous racecourse approximately 10 miles away and is easily accessible, as are Gloucester, Bath, Bristol, Swindon, and the M4 and M5 motorways. A mainline railway station in nearby Stroud brings London within 90 minutes.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



DIRECTIONS

Leave our Painswick office on the A46 in the direction of Stroud, taking the first left hand turn by the car park, into Stamages Lane. after about 400 yards turn left onto the private road and the property will be the second on the right.





MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

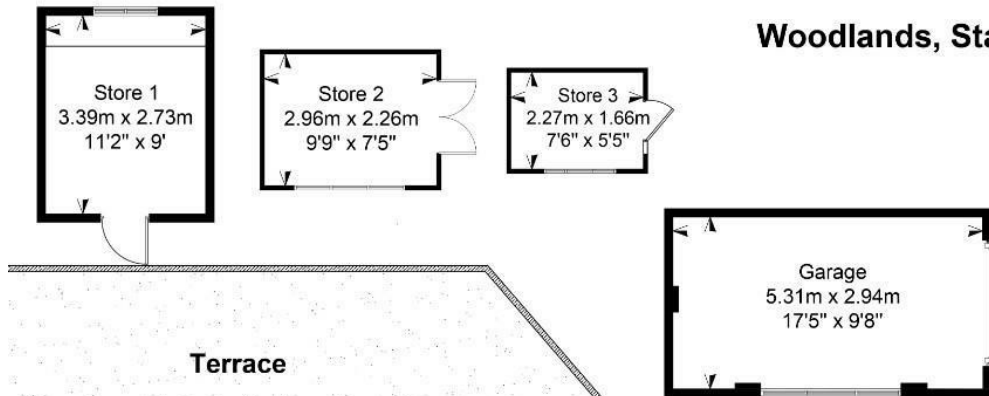
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SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band: G Charge: £4058.76 (26/27). OFCOM checker, broadband standard 17Mbps, superfast 54Mbps. Mobile EE, o2, Three and Vodafone all good outdoor and variable indoor.

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

Woodlands, Stamages Lane, Painswick, Stroud, Gloucestershire



House
Garage
Stores

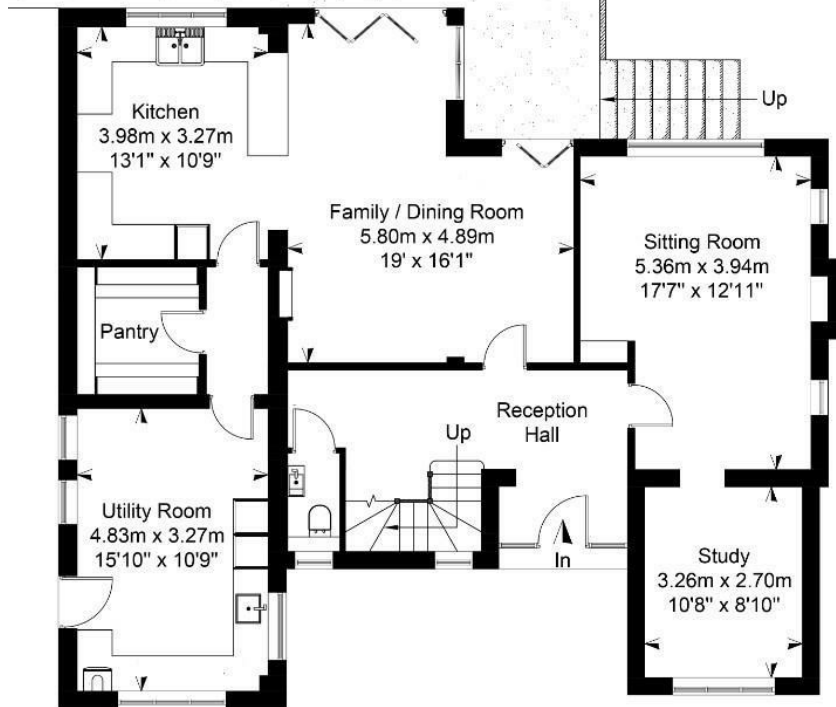
Total
(Includes Limited Use Area)

Approximate IPMS2 Floor Area
213 sq metres / 2293 sq feet
15 sq metres / 161 sq feet
19 sq metres / 205 sq feet

247 sq metres / 2659 sq feet
2 sq metres / 21 sq feet

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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



Ground Floor



First Floor

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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