

FIG TREE COTTAGE · KEMPS LANE

PAINSWICK · STROUD



MURRAYS
SALES & LETTINGS

FIG TREE COTTAGE
KEMPS LANE
PAINSWICK
GL6 6YB

A beautifully presented and spacious extended family home, set in an extremely sought after location within the centre of the popular village of Painswick. Benefiting from good sized landscaped gardens, plenty of parking and lovely views.

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 4

GUIDE PRICE £1,050,000

FEATURES

- Detached Family Home
- Beautifully Presented
- Extended and Renovated
- Central Village Location
- Impressive Open Plan Kitchen/Dining/Family room
- 4 Bedrooms
- 3 Bath/Shower Rooms
- Double Garage and Ample Parking
- Beautifully Landscaped Gardens
- Far Reaching Views



DESCRIPTION

Fig Tree Cottage is an immaculately presented detached family home, originally built in 1979 and thoughtfully extended and renovated by the current owner to an exceptional standard throughout. Beautifully styled, the property blends period charm with modern family living.

The ground floor offers a welcoming entrance hall, an elegant dining hall with Jerusalem stone flooring and underfloor heating, a characterful sitting room with a stone fireplace and gas-effect log burner, and doors opening onto the garden. The heart of the home is the impressive open-plan kitchen/dining/family room, filled with natural light and complemented by a snug and utility area. A versatile study/bedroom five and a contemporary shower room complete the ground floor.

Upstairs, the vaulted principal bedroom enjoys a dressing area and en-suite bathroom, alongside three further bedrooms, a family bathroom, and a generous walk-in attic space.

Externally, the property is approached via a driveway providing ample parking and access to a double garage with workshop and storage. The beautifully landscaped gardens are a particular highlight, predominantly laid to lawn and enclosed by mature hedgerow, creating a private and peaceful setting. Well-stocked



flower beds and established shrub borders add colour and interest throughout the seasons, while a patio and sun terrace provide ideal spaces for outdoor dining and entertaining. The garden also enjoys delightful views across the valley, enhancing the sense of space and countryside living.





DIRECTIONS

Fig Tree 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 following the land down and turning right into Kemps Lane. Passing The Painswick Hotel on your right Fig Tree Cottage can be found after a short distance on your left hand side.

LOCATION

The location of Fig Tree Cottage is something of a rare find. Hidden away behind large gates, the property offers seclusion and privacy whilst still within minutes from the centre of the village.

Painswick offers a host of amenities including two village pubs, a chemist, three independent coffee shops, village store and even has its own fabric shop, all within minutes of Fig Tree Cottage. The village church with its beautifully manicured yew trees and the boutique Painswick Hotel is also just minutes away.

Well-placed for access to nearby towns, Cheltenham and Stroud are both within easy reach. Renowned for its famous race course, Cheltenham also offers excellent shopping and plays host to its well known festivals, including the Literature Festival.

Stroud has a more bohemian atmosphere and a strong arts culture, along with an award-winning Saturday Farmers Market. Stroud also benefits from several leading supermarkets including Waitrose.

There are regular train services into London Paddington from Stroud mainline station, circa 90 minutes and also good links to major road networks including both the M4 and M5 motorways.

There are excellent schools in the area, including Cheltenham Ladies' College and Cheltenham College, as well as Beaudesert Park and many other sought-after schools in both the private and public sectors. There are also several grammar schools in nearby Stroud and Gloucester.

The countryside around Painswick is totally unspoilt and a marvellous source of walks including Painswick Beacon which also hosts a challenging 18 hole golf course and the Rococo Gardens on the outskirts of the village are also well-worth a visit.



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TENURE

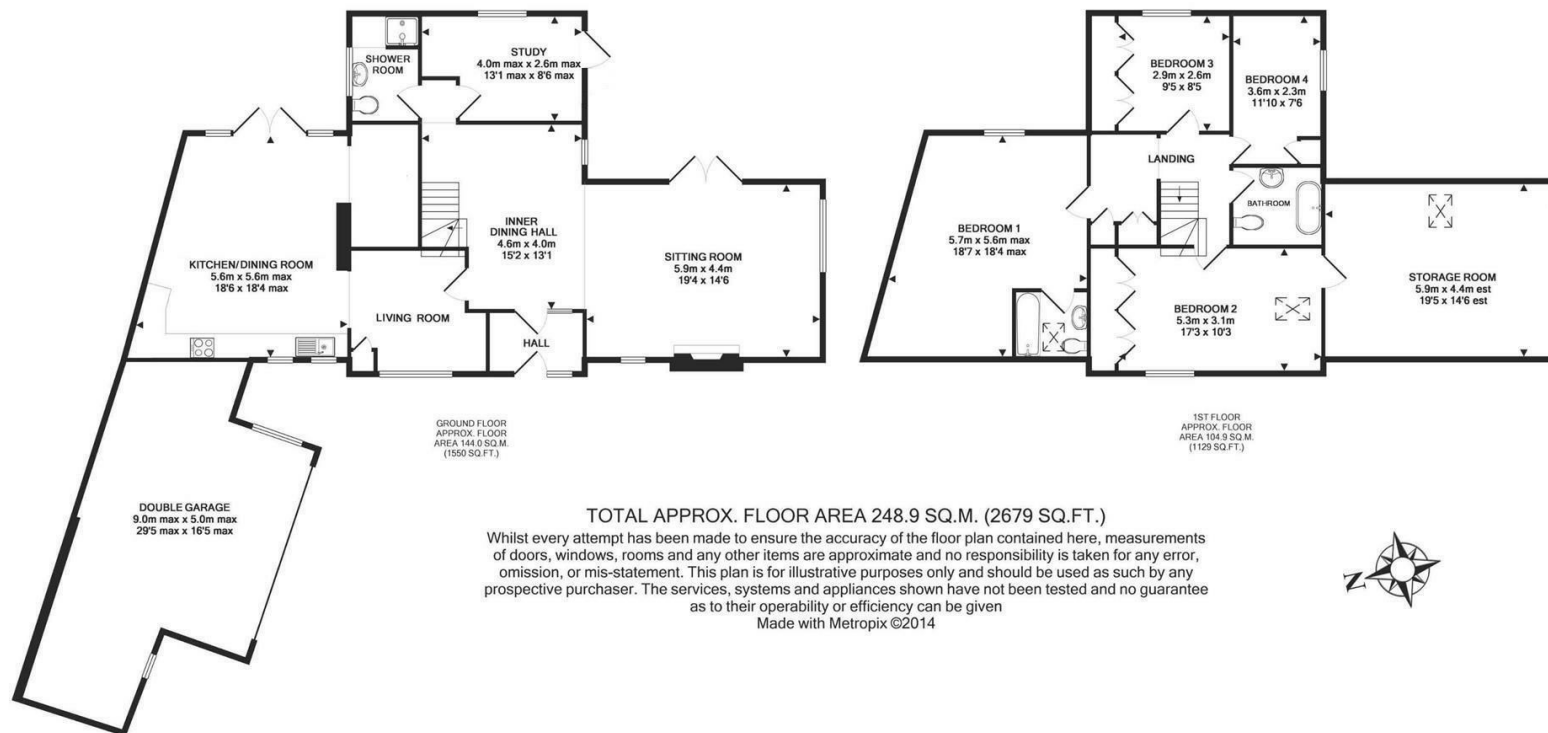
Freehold

EPC

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SERVICES

All mains' services are connected to the property. Gas CH. Stroud District Council, tax band F Charge: £3517.6. OFCOM checker, broadband standard 18Mbps, superfast 80Mbps. Mobile, o2, EE, Three and Vodafone all good and variable.



SUBJECT TO CONTRACT

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