

HILL HOUSE · GLOUCESTER STREET
PAINSWICK · STROUD





HILL HOUSE, GLOUCESTER STREET
PAINSWICK
STROUD
GL6 6QR

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 3

- Detached Period Home
- Beautifully Presented
- Landscaped Garden
- Parking and Garage
- Period Features
- Late Georgian Era
- Grade II Listed
- 3 Double Bedrooms
- Rich in History
- Village Location

OFFERS IN THE REGION OF £950,000

Hill House is a distinguished period home, set in the heart of Painswick with an exquisite garden and rich history.

DESCRIPTION

Believed to date back to 1799, Hill House is an elegant and characterful village home, which offers a rare opportunity to acquire a property of considerable historic interest. A wealth of original features have been retained, including high corniced ceilings, traditional sash windows, and ornate fireplaces. Throughout the years, the home has been sympathetically enhanced with practical additions such as underfloor heating, multi-fuel wood burning stoves and a handcrafted shaker-style kitchen. Accommodation has been well proportioned and enjoys an abundance of natural light, with all the reception rooms benefitting from dual aspect windows and doors with attractive views over the garden and patio areas.

The home is entered via a welcoming entrance hall, where a staircase rises to the first floor. To one side of the hall is a study, featuring a walk-in bay with a patio door opening onto the terrace. The principal sitting room is a wonderfully inviting space, affording solid wood flooring, bespoke

made cabinetry and is centred around a handsome double-sided wood-burning stove. Naturally flowing into the adjoining dining room, an excellent arrangement for both everyday family life and entertaining has been created. Both rooms enjoy pleasant outlooks over the garden.

A beautifully crafted shaker-style kitchen has been thoughtfully designed with a traditional Belfast-style sink and range oven, encompassing the homes original character. The kitchen perfectly balances period charm with modern functionality and benefits from a lovely stable door, providing direct access to the garden. Completing the ground floor is a useful cloakroom, adding further practicality.

On the lower ground floor, a notable feature is the cellar. This impressive, vaulted space displays fully exposed walls and ceilings, constructed from the homes dressed coursed squared limestone, creating a striking reminder of the origins of Hill House.

The first floor continues to impress, offering three double bedrooms. These are served by a stylish, contemporary shower room, finished to a high standard, together with a separate cloakroom, providing convenience and practicality.

GARDEN AND GROUNDS

The garden is a particular feature of the property and provides a wonderful setting that evolves throughout the seasons. Carefully cultivated over the years, the enclosed grounds offer a rich tapestry of colour, texture and wildlife habitat. Levelled lawn is framed by mature shrubs, herbaceous borders and statement planting, while fruit trees including cherry, plum, crab apple and apple provide both seasonal interest and productive harvests.

Immediately adjoining the home, leading off the study is the paved terrace which creates an ideal space for outdoor dining, entertaining and relaxation. Elsewhere in the garden is a charming hexagonal pavilion which offers a sheltered vantage point from which to enjoy the peaceful surroundings.

Hill House further benefits from an external utility room with adjoining boiler room. There is off-road parking, a detached garage, EV charging point and log store, all conveniently accessible from Pullens Road.

HISTORY

Steeped in local history, the property is believed to have been constructed around 1799 by John Hughes under a lease granted by Sir William Jerminham, then Lord of the Manor. Over more than two centuries, the house has witnessed the changing fortunes of village life and has been home to a fascinating succession of occupants, including a yeoman farmer, skilled craftsmen, Victorian clergy, butchers and bakers.

Today, the property stands as a remarkable example of late Georgian architecture, its enduring character and historical significance carefully preserved while embracing the comforts and conveniences expected of modern living. The result is a home of exceptional charm, heritage and warmth, offering a rare opportunity to become part of its continuing story.



Location

Set on the outskirts of Painswick, only a five-minute walk to the centre of the village, it boasts several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination for a coffee and catch up. Painswick Beacon hosts a popular golf course, and the Rococo Gardens are well worth a visit.

Stroud is less than a ten-minute drive and is well-known across the Cotswolds as an artistic hub with a unique bohemian vibe. Stroud benefits from several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an award-winning Saturday Farmers Market.

Cheltenham is also within a 20-minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought-after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including

Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton.

School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, Hill House is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes' drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Directions

From our Painswick office, follow New Street in the direction of Cheltenham and turn left just after the traffic lights, into Gloucester Street. Continue to the top of Gloucester Street where the property can be found on the right hand side. Follow the one way system onto Pullens Road and the parking for Hill House can be found first on the right.





MURRAYS

SALES & LETTINGS

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41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

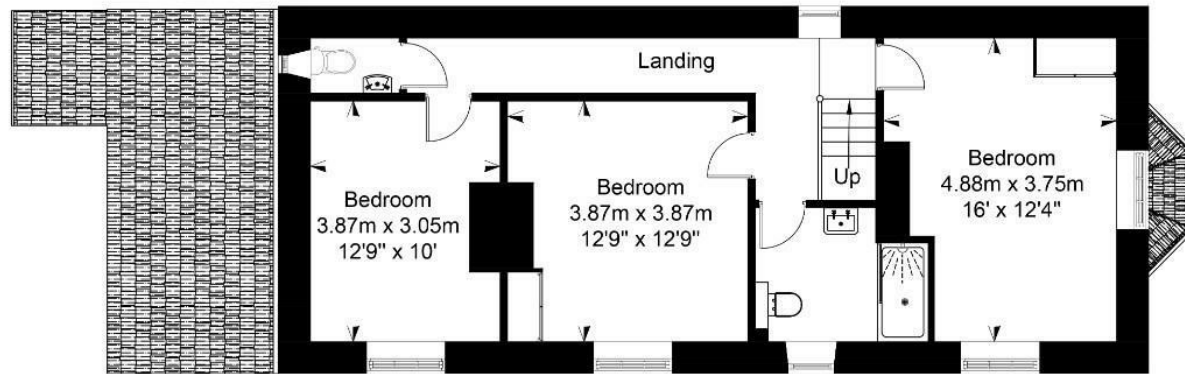
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SERVICES

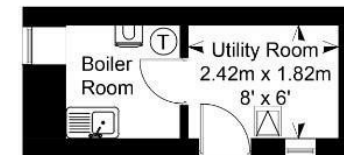
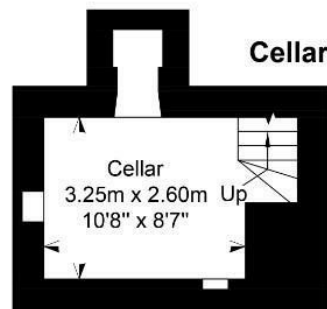
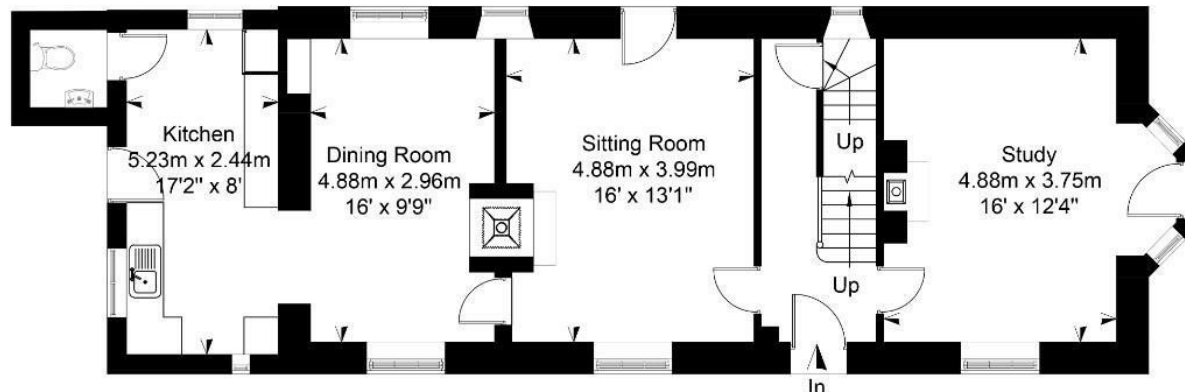
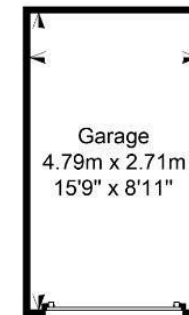
Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council, tax band: F, charge: £3517.60. OFCOM checker broadband, standard 17Mbps, superfast 42Mbps. Mobile, o2, EE, Three and Vodafone all good and variable.

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

Hill House, Painswick, Stroud, Gloucestershire



	Approximate IPMS2 Floor Area
House	146 sq metres / 1572 sq feet
Cellar	9 sq metres / 97 sq feet
Garage	13 sq metres / 140 sq feet
Utility Room	8 sq metres / 86 sq feet
Total	176 sq metres / 1895 sq feet



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP4085

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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