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CAMBRAI, CHELTENHAM ROAD, PAINSWICK, STROUD, GL6 6XN

The Property

Cambrai is an enchanting two-bedroom cottage with a stone effect exterior giving way to a wonderfully individual interior, filled with colour, warmth and natural light. Thoughtfully arranged and beautifully presented, the accommodation has an easy sense of flow, combining period character with stylish finishes and comfortable spaces for everyday living.

A welcoming entrance hall, with an attractive patterned floor, opens into a generous sitting/dining room. To the front, the sitting area has a wonderfully inviting atmosphere, centred around an open fireplace that provides a natural focal point and brings a cosy warmth to the room during the cooler months. A window allows the light to pour in, while timber flooring, warm natural woodwork and carefully chosen finishes add to the character of the space.

The room flows naturally into the dining area, where there is ample room for a table and four chairs. A window looks out across the courtyard garden, bringing in a leafy outlook and allowing the changing seasons to become part of the room. Whether enjoyed over a quiet breakfast, a leisurely evening meal or time spent with family and friends, this is a relaxed and naturally sociable part of the home. The timber flooring continues throughout, drawing the sitting and dining areas together, while an attractive staircase rises to the first floor with a useful storage cupboard tucked beneath.

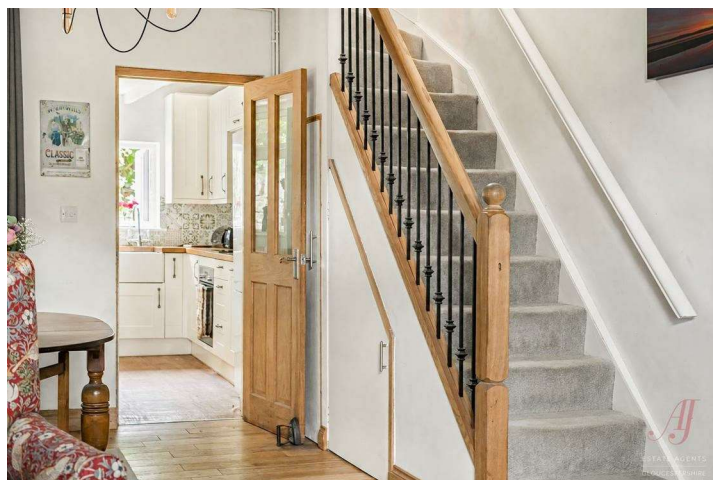
A door from the dining area leads into the fitted kitchen, where cream wall and base units are complemented by solid oak work surfaces and beautifully patterned tiled splashbacks. Integrated appliances include a dishwasher, single oven, electric hob and extractor, alongside a freestanding fridge/freezer. A Belfast sink sits beneath the window overlooking the courtyard garden, while a door provides direct access outside. Wood-effect flooring completes the room, adding a practical yet warm finish.

On the first floor, bedroom one is a peaceful and light-filled double room with exposed timber floorboards and two fitted wardrobes providing excellent storage. The room feels calm and uncluttered, with plenty of space for freestanding bedroom furniture, while the window captures far-reaching views across the surrounding countryside. It is a lovely outlook to wake up to and one that gives the room a wonderful sense of space beyond the cottage itself.

Bedroom two is presently arranged as a nursery and dressing room. Softly carpeted and full of charm, this adaptable room could also make an appealing child's bedroom, occasional guest room or home office, allowing it to change easily as the needs of its next owner evolve.

Completing the first-floor accommodation is the family bathroom, finished in a fresh yet characterful style. A traditional-style bath is fitted with a shower over and glazed screen, accompanied by a VWC and wash hand basin set within a useful vanity unit. Crisp white wall tiling keeps the room light and timeless, while the patterned floor introduces a lovely decorative detail and gives the bathroom its own individual personality.

Cambrai is a truly special cottage, offering character, flexibility and a warm sense of home in the popular Cotswold village of Painswick. It would make a wonderful first home, an appealing lock-up-and-leave village retreat or a potential holiday let/Airbnb, subject to any necessary consents. The detached garden studio adds another valuable dimension, providing excellent space for home working, creative pursuits or occasional guest accommodation. With its open fireplace, individual finishes, magical courtyard garden, far-reaching views and unmistakably welcoming atmosphere, Cambrai is a home that feels every bit as lovely as it looks.





Outside

The enclosed courtyard garden can be accessed conveniently through a gated side entrance or directly from the fitted kitchen, allowing it to feel naturally connected to the home. A combination of chippings and paved seating areas creates several inviting places to sit, while natural stone walls, mature planting, climbing greenery and established fruit trees bring a wonderful sense of privacy and atmosphere. It is a magical little garden, filled with seasonal colour and quiet corners in which to enjoy a morning coffee or the last of the evening light.

Tucked away at the far end is an impressive detached studio/occasional bedroom. Two roof lights fill the room with natural light, while wide bi-fold doors can be opened to bring the studio and courtyard garden together. Currently arranged as a creative work and music space, it is wonderfully flexible and could be enjoyed as a home office, hobby room, occasional guest space or simply somewhere peaceful to retreat from the main house.

A useful shed, wood and bin store sits beside the property. Altogether, the courtyard garden and beautiful studio create a private and individual outside space that feels like a genuine extension of the home.

AGENTS NOTE: Neighbours have a pedestrian right of access across the garden of Cambrai.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band B and EPC rating D



Location

Painswick is an idyllic historic village known for its quaint narrow streets, beautiful views, traditional properties in Cotswold stone. A designated area of outstanding natural beauty, having the well known Rococo gardens a short distance from the house.

There are several local shops, galleries, tearooms and restaurants in the village along with a pharmacy, doctors' surgery and dentists. Recreational opportunities in the village include tennis, rugby and bowls clubs with many other groups including badminton and amateur dramatics, meeting at the Painswick Centre.

Painswick is conveniently located to Stroud where you can enjoy the award winning weekly farmers' market. Cheltenham is also a short drive away with its large selection of stores, cafes, restaurants and cocktail bars.

Painswick has a playgroup and primary school with many excellent secondary schools (private, grammar and state) being available in the surrounding towns of Stroud, Gloucester, Cheltenham and Cirencester. Stroud benefits from excellent transport links from the main railway station with regular services to London Paddington (1hr 30mins). West London is approximately a 1hr 45 mins drive via J15 of the M4



Directions

Cambrai is located 4 miles/10 minutes by car North of Stroud on the A46. After the traffic lights in Painswick coming from Stroud the property can be located on the left hand side with wrought iron gate to the side, and denoted by our for sale sign.///latitudes.bucked.february

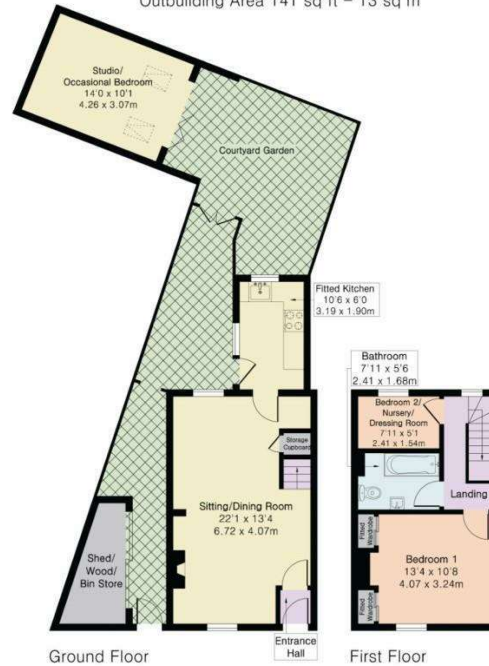


Approximate Gross Internal Area 658 sq ft - 61 sq m
(Excluding Outbuilding)

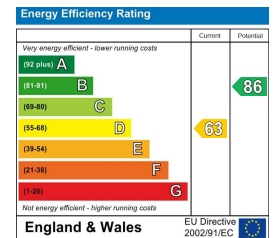
Ground Floor Area 364 sq ft - 34 sq m

First Floor Area 294 sq ft - 27 sq m

Outbuilding Area 141 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



01453 703303
homes@ajeaglos.co.uk
www.ajeaglos.co.uk
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