



RAKE HILL THE HIGHLANDS
PAINSWICK · STROUD

MURRAY'S
SALES & LETTINGS



RAKE HILL · THE HIGHLANDS · PAINSWICK · STROUD · GL6 6SL

BEDROOMS: 6

BATHROOMS: 5

RECEPTION ROOMS: 5

GUIDE PRICE £1,595,000

- Detached Family Home
- Stylish and Contemporary
- 6 Bedrooms
- Grounds of circa One Acre
- Magnificent Views
- Separate 2 Bed Annexe
- 5 Reception Rooms
- 5 Bath/Shower Rooms
- Private Road
- Direct Access to the Cotswold Way

An exceptional family home located in the exclusive Highlands development on the outskirts of Painswick, offering magnificent views and a spacious 4 bedroom principal residence plus an integral family wing/annexe, with a further 2 bedrooms

DESCRIPTION

Rake Hill offers an extensive and light-filled home, tucked away in a private, elevated position, on the exclusive Highlands development. Accessed via electric gates, a sweeping driveway leads to the front entrance, aptly setting the tone to this spacious property, which is both impressive and welcoming, in equal measure.

The house works superbly for everyday living and equally well for entertaining and hosting, with an integrated 2 bed wing, ideal for guest accommodation, multi-generational living or incorporated into the principal residence.

Two ground floor reception rooms, together

with a garden room, offer ample space to relax and unwind or entertain with family and friends. A third reception in the family wing, is ideal as a teenage games room, or self-contained annexe sitting room. The main receptions benefit from parquet flooring and a wood burning stove in the drawing room.

The kitchen is set to the rear of the house with wonderful views across the valley, looking towards Longridge. A centre island provides useful preparation space, along with bar stool seating and there is room for a good-sized table. A useful utility and cloakroom lead off the kitchen.

Four bedrooms are accessed via the main staircase off the reception hall, two with

en-suite. All of the rooms have been thoughtfully laid out to provide both comfort and practicality and all benefit from lovely views, either of the garden or across the valley. The principal suite has statement vaulted glazing, together with a walk-in wardrobe and spacious bathroom.

A further two bedrooms are located in the family wing, accessed via a separate staircase leading off the annexe reception room. A ground floor wet room is also located in this section of the house, together with a first floor bathroom.

The property is enveloped by grounds of circa 3/4 of an acre, with well-stocked borders and mature trees. A patio leads off the garden room, ideal for alfresco dining in

the warmer months. There is a double garage and ample driveway parking.

AGENT'S NOTE

Management company: Highlands Residents Association. Annual fee of £75 which is put towards (but not limited to) trimming of grass not belonging to property, private road, lights and signage in The Highlands.

The owners of the property have a one third share in a paddock immediately behind its grounds, which protects its privacy.



LOCATION

The location of Rake Hill is one of its greatest assets. Tucked away in an elevated corner of the Highlands, this exclusive development offers privacy alongside a welcoming sense of community, within walking distance of the sought after village of Painswick. The property sits in a good sized plot of circa 0.72 acres, with fabulous far reaching valley views.

Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as a popular cafe and an arts shop. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the

private sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse. The village is popular with tourists and is well-known for the beautiful Rococo Gardens and also its Beacon, a huge expanse of common-land offering a wonderful source of walks and far reaching views to the Malvern Hills and also host to a popular golf course.

Well placed for commuting, Rake Hill is a 15 minute drive to Cheltenham, well-known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



DIRECTIONS

From our Painswick office, take the A46 in the direction of Cheltenham and after approximately half a mile, turn left into the Highlands opposite the turning to Sheepscombe. Take the first left and follow the road to the end, branching round to the right, where the gated entrance to Rake Hill will be found directly in front of you.





MURRAYS

SALES & LETTINGS

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TENURE

Freehold

EPC

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SERVICES

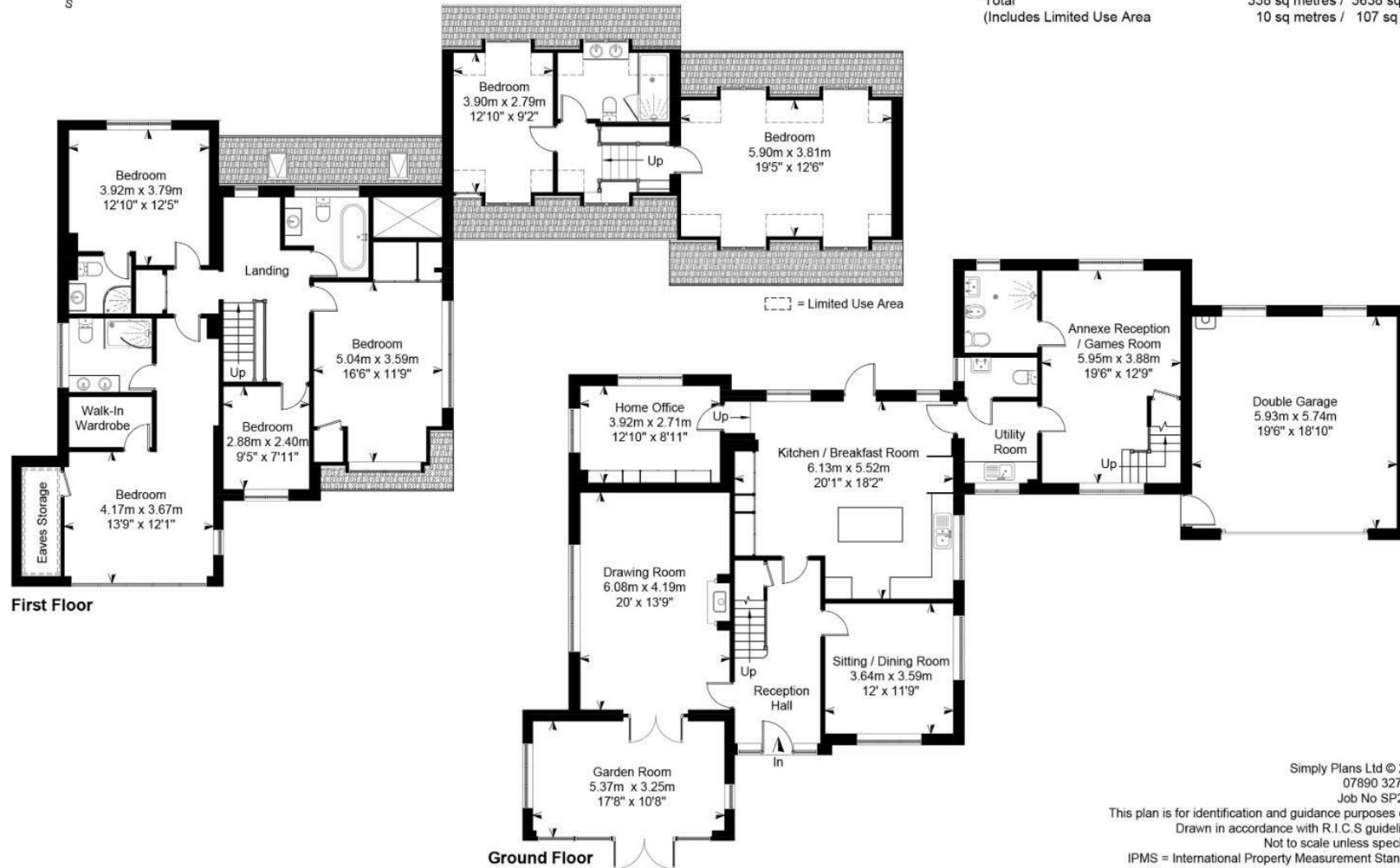
All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band G - £3,699.14. Ofcom Checker: Broadband - standard 16 Mbps superfast 50 Mbps, Mobile Networks - EE, O2, Vodafone, Three.

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



Rakehill, The Highlands, Painswick, Gloucestershire

Approximate IPMS2 Floor Area	
House	304 sq metres / 3272 sq feet
Garage	34 sq metres / 366 sq feet
Total	338 sq metres / 3638 sq feet
(Includes Limited Use Area)	10 sq metres / 107 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
Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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