



9 BERRY CLOSE · PAINSWICK

MURRAYS
SALES & LETTINGS

9 BERRY CLOSE
PAINSWICK
STROUD
GL6 6RH

A light and spacious modern three-bedroom family home with parking, set in a sought after location close to the heart of the popular Cotswold village of Painswick.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £295,000

FEATURES

- Spacious Family Home
- Sitting/Dining Room with Fireplace
- Open Plan Extended Kitchen/Breakfast Room
- Filled with Natural Light
- Sought After Location
- 3 Bedrooms
- Family Bathroom
- Off-Road Parking
- Views
- Gardens to Front and Rear



DESCRIPTION

9 Berry Close offers a light-filled and spacious home within easy walking distance of the centre of Painswick. The main entrance is located off a pedestrian path, with a small garden area to the front. Opening to an entrance hall and then a good-sized sitting room with fire place and large windows allowing ample natural light. The open plan kitchen/dining/family room is set to the rear of the house with fitted units offering plentiful storage and a back door opens to a good-sized, enclosed, courtyard garden/parking area.

Stairs lead off the sitting room to the first floor, where 3 bedrooms are located, together with a family bathroom. The principal bedroom overlooks the rear garden and is a spacious double, with built-in storage. Bedroom 2 benefits from wonderful views looking towards the village church with its handsome spire, and further afield, across the valley. Bedroom 3 is a smaller room, with space for a single bed.





DIRECTIONS

Follow the A46 from our Painswick office, in the direction of Cheltenham, taking the first left at the crossroads, into Gloucester Street. After 20 yards, turn left into Cotswold Way and Berry Close is the second turning on the left. The vehicular access is shortly afterwards on the left hand side. The front of the property is accessed via a pedestrian walk on the left hand side shortly before the turning to Berry Close.

LOCATION

Berry Close is ideally located for easy access to village amenities, the local primary school and transport links. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. 9 Berry Close is within easy walking distance of the centre of the village, with two popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well-stocked village shop within five minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham and the village primary school just two minutes walk away. Painswick is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

Well placed for commuting, Painswick 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.



9 Berry Close, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 91 sq metres / 979 sq feet

(Includes Limited Use Area 2 sq metres / 21 sq feet)

Simply Plans Ltd © 2026

07890 327 241

Job No SP4019

This plan is for identification and guidance purposes only.

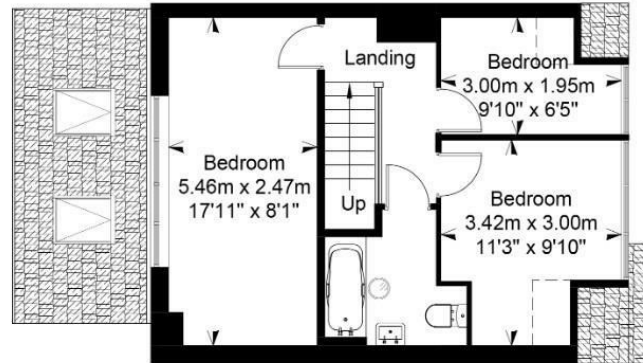
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

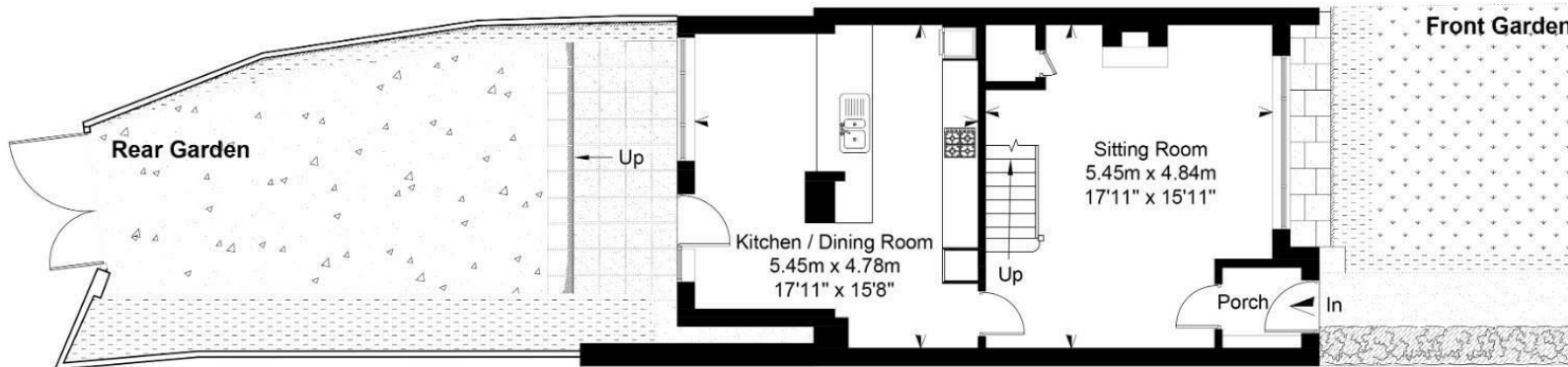
IPMS = International Property Measurement Standard



[Hatched area] = Limited Use Area



First Floor



Ground Floor

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

C

SERVICES

All mains' services are connected to the property. Stroud District Council tax Band: D, Charge: £2322.63. OFCOM checker, broadband Standard 17 Mbps, Superfast 42 Mbps. Mobile, o2, EE, Three and Vodafone all likely and variable.

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