ROSELEIGH · CHELTENHAM ROAD · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS

MURRAYS
SALES & LETTINGS

Roseleigh
Cheltenham Road
Painswick
GL6 6XN

Roseleigh is a charming home offering well-proportioned accommodation, located near to the village centre.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £320,000

FEATURES

- Open Plan Living/Dining
- Plenty of Natural Light
- Contemporary Kitchen
- 2 Double Bedrooms
- Charming Courtyard Garden
- Village Centre Location
- Part Converted Attic
- Updated Bathroom
- Entrance Hall
- Stylishly Presented

DESCRIPTION

A useful entrance hall welcomes you into the home, which opens into the ground floor accommodation. The good-sized sitting/dining room offers plenty of natural light from the dual aspect windows, with ample space for both comfortable seating and dining. Stairs rise to the first floor, while a door leads through to the kitchen.

The kitchen is positioned towards the rear of the house and provides a practical range of fitted units and work surfaces, with space for the necessary appliances. A door leads from the kitchen to the courtyard garden.

Upstairs, there are two double bedrooms. The principal bedroom is a particularly good size, while the second bedroom provides a useful additional bedroom, guest room or home office. The home is serviced by the family bathroom which comprises contemporary 4-piece suite, with a window to the rear.

Roseleigh further benefits from a part converted attic, which has been boarded, with a skylight, power and lighting. Full conversion can be achieved (subject to the necessary planning consent).

Outside, the home boasts a fully enclosed courtyard garden, with several raised beds and shrubs surrounding, as well as a charming red brick wall. There is gated side access with a right of way over the neighbouring garden.

DIRECTIONS

The property is most easily located by leaving our office in Painswick on the A46 in the direction of Cheltenham. Pass through the traffic lights and Roseleigh can be found as the second of three terraced properties on the left hand side.

LOCATION

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of Gloucestershire’s most sought-after villages. Renowned for its iconic church spire, ninety-nine yew trees and beautiful Cotswold limestone architecture, the village is full of charm, with narrow streets, historic buildings and a welcoming community.

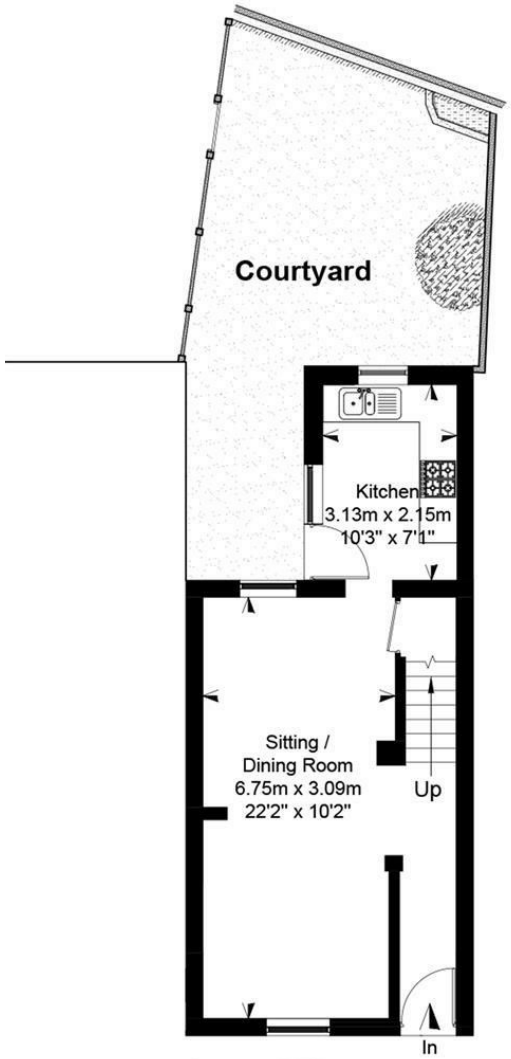
The village offers an excellent range of amenities, including a highly regarded primary school, medical centre, restaurants, public houses, churches and an eclectic selection of independent shops. There is also a golf course and a wealth of recreational opportunities, while Painswick Beacon provides stunning countryside walks and far-reaching views.

The location is particularly convenient for access to Cheltenham, Gloucester, Stroud and the M5, with Bath, Bristol, Swindon and the M4 also within easy reach. Stroud’s mainline railway station provides a regular service to London Paddington, with journey times of around 90 minutes.

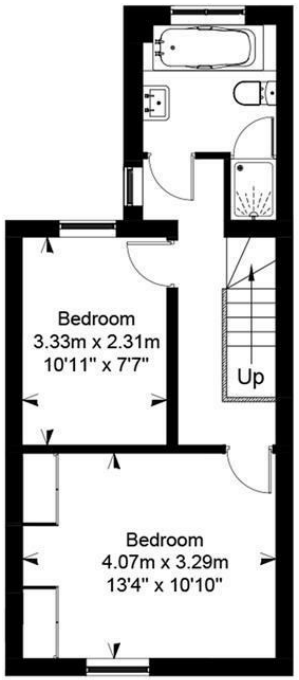
Roseleigh, Cheltenham Road, Painswick, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area	
House	70 sq metres /	753 sq feet
Attic Space	24 sq metres /	258 sq feet
Total	94 sq metres /	1011 sq feet
(Includes Limited Use Area	11 sq metres /	118 sq feet)

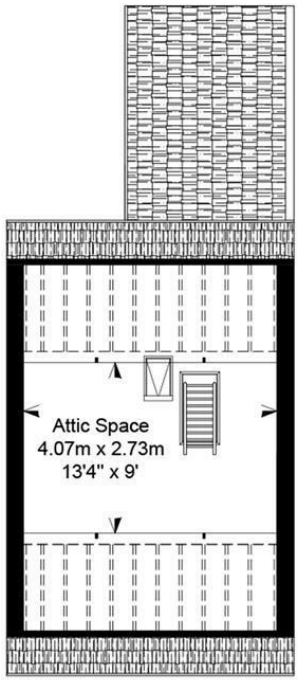
Simply Plans Ltd © 2026
07890 327 241
Job No SP4172
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Attic Space = Limited Use Area
Accessed Via Ladder

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
D

SERVICES
Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band: C Charge: £2164.67 (26/27). OFCOM checker broadband, standard 17mbps and superfast 80mbps. Mobile, EE, o2, Three and Vodafone all good and variable outdoor.

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