



5B · STROUD ROAD · PAINSWICK

MURRAYS
SALES & LETTINGS

5B STROUD ROAD
PAINSWICK
STROUD
GL6 6UT

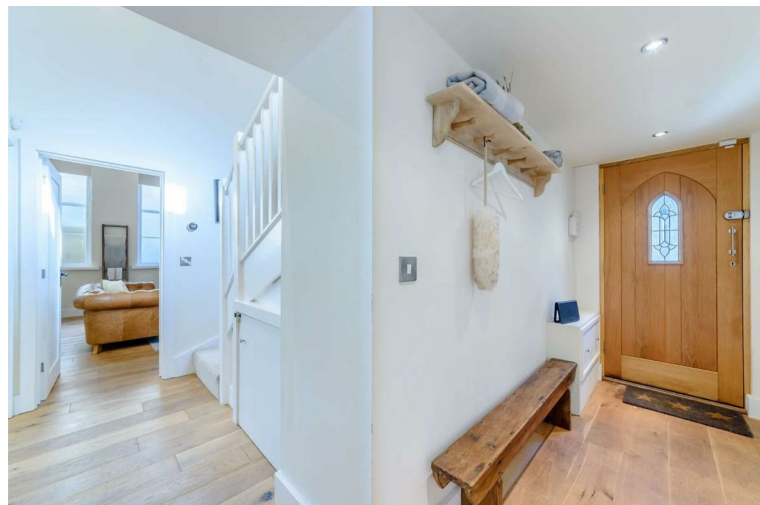
A 2-bedroom home in a converted school and library, located in the heart of the village of Painswick.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £325,000

FEATURES

- Converted Building
- Grade II Listed
- Open Plan Layout
- Mezzanine Style Bedroom
- Ample Storage
- Parking
- Successful Holiday Let
- Village Location
- Immaculately Presented
- Light and Airy



ACCOMMODATION

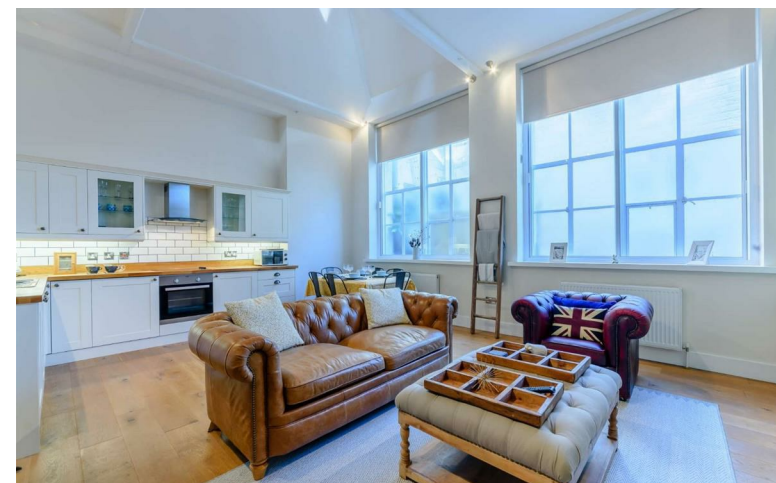
Arranged over two floors, 5B Stroud Road is a thoughtfully converted former school and library.

The ground floor accommodation comprises a spacious open-plan kitchen, with shaker style units and a solid oak worktop with upstand, and space for a dining table. Bespoke made cabinetry in the living area enhances the homes character and create useful storage space. Plenty of natural light fills the room with exceptional high ceilings and large windows. A double bedroom, contemporary bathroom and plenty of built in storage is also located on the ground floor.

Upstairs, a mezzanine bedroom enhances the sense of space and reflects the buildings heritage. There is a useful cloakroom and ample eaves storage.

Externally the property boasts a privately owned parking space.

The property is currently a thriving holiday let, and presents as an ideal investment property, or starter home to the village.





DIRECTIONS

From our office in Painswick, turn left onto New Street and continue for 0.3 miles as the road becomes Stroud Road, turn left into Stamages Lane and turn left immediately twice more into Stamages Lane Car Park. Continue to the top of the car park where the property will be found up a short flight of stairs and to the left hand side.

LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby.

The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

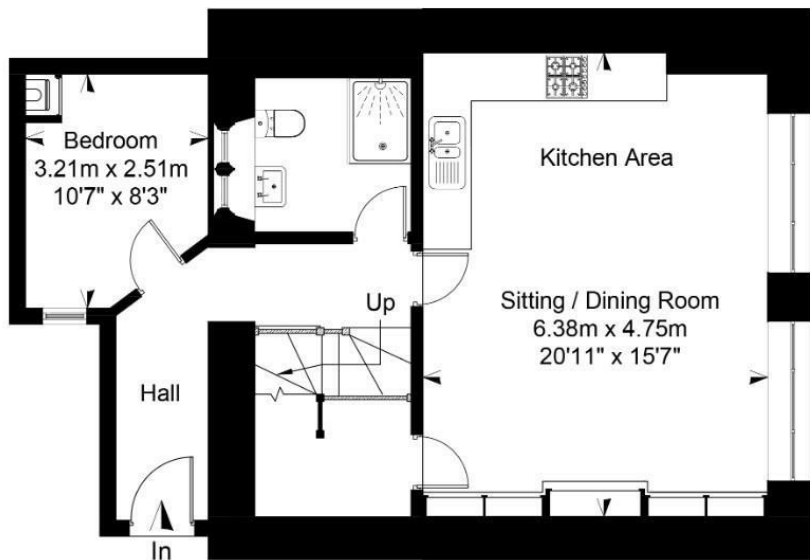
Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



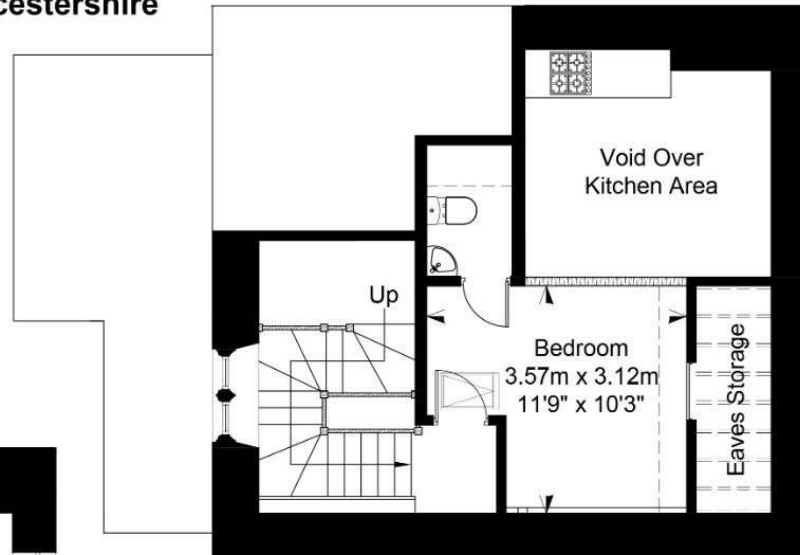
Church Mews, 5b Stroud Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 82 sq metres / 883 sq feet

(Includes Limited Use Area 5 sq metres / 54 sq feet)



Ground Floor



First Floor

[Dashed line] = Limited Use Area

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Job No SP4054

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

MURRAYS
SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

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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

Exempt

SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council, tax band TBC. OFCOM checker, broadband; standard 19mbps, superfast 80mbps. Mobile, EE, o2, Three and Vodafone all good and variable.

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

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