

Blakewell House, Edge Road

PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS



Blakewell House · Edge Road · Painswick · Stroud · GL6 6UP

BEDROOMS: 5
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £2,250,000

- Stunning Arts and Crafts House
- Far-reaching Views
- Landscaped Level Grounds of Circa 0.7 Acres
- Potential for Ancillary Accommodation (STP)
- Sought-after edge of Village Location
- Exceptional High Specification Finish
- Open-plan Kitchen/Living/Dining Room
- Ample Gated Parking

An impressive Arts and Crafts house in a superb edge-of-village setting, with magnificent views and almost three-quarters of an acre of garden. Beautifully finished to an exceptionally high standard, it offers the rare combination of village convenience, substantial grounds and an outstanding rural outlook.

Description

As soon as you pass through the gates, Blakewell House makes an immediate impression, its handsome Arts and Crafts architecture giving it a real sense of presence.

An exceptional level of finish is evident throughout the property, from the bespoke cabinetry and beautifully detailed panelling to the considered choice of fittings and hardware. Every element has been carefully selected to complement the character of the house, creating an interior of exceptional quality and refinement.

Steps lead up to a handsome front door, opening into a bright and spacious reception hall, where panelled walls and marble flooring add to the sense of character. The principal rooms lead off the hall, creating a natural flow through the house.

At the heart of the home is a superb open-plan kitchen, living and dining space, centred around a beautifully finished bespoke kitchen with ample room for a dining table. Double doors open directly onto the rear patio, creating an easy connection between the house and garden and a natural setting for alfresco dining.

The principal sitting room is a wonderful, light-filled space with an open fireplace providing a warm focal point. The original Arts and Crafts front door opens directly onto the front garden, a lovely reminder of the house's heritage.

A further reception room, currently used as a study, overlooks the front garden and would work equally well as a snug or more formal dining room.

A good-sized laundry room, ideal for hiding washing and storing muddy boots and country paraphernalia, along with a cloakroom and walk-in larder cupboard, complete the ground floor.

Five double bedrooms and a family bathroom are arranged across the first floor, including the principal suite with a spacious en suite. All of the bedrooms benefit from ample bespoke storage. Three of the bedrooms overlook the garden, while the principal suite and fifth bedroom enjoy stunning views across the valley.

A large attic space offers excellent potential for conversion to provide further bedrooms, subject to the necessary consents.

Garden & Grounds

The gardens and grounds are a real feature of the property, extending to circa 0.7 acres. Beautifully landscaped, they combine level lawns with thoughtfully colour-coordinated, well-stocked borders, complemented by a spectacular tulip tree to the front of the house. The gardens also enjoy far-reaching views across the valley towards the village of Edge.

Well-stocked kitchen and fruit gardens add further interest, with a selection of established fruit trees including apricot and damson, alongside other seasonal planting.

Several storage sheds provide useful space for garden equipment, while a stylish aluminium greenhouse is a particularly attractive addition.

A double garage, currently used as a gym, is accompanied by a workshop to the rear, formerly used as a microbrewery. Together, these spaces offer considerable potential for conversion to ancillary accommodation, subject to the necessary planning consents.

A gated driveway provides ample parking for multiple cars.









Location

The location of Blakewell House is something of a rare find. In an idyllic location off Edge Road, the property is tucked behind gated access, offering seclusion and privacy whilst still within minutes from the centre of the village.

Painswick offers a host of amenities including two village pubs, a chemist, three independent coffee shops, village store and even has its own fabric shop, all within minutes of Blakewell House.

Well-placed for access to nearby towns, Cheltenham and Stroud are both within easy reach. Renowned for its famous race course, Cheltenham also offers excellent shopping and plays host to its well known festivals, including the Literature Festival.

Stroud has a more bohemian atmosphere and a strong arts culture, along with an award-winning Saturday Farmers Market. Stroud also benefits from several leading supermarkets including Waitrose.

There are regular train services into London Paddington from Stroud mainline station, circa 90 minutes and also good links to major road networks including both the M4 and M5 motorways.

There are excellent schools in the area, including Cheltenham Ladies' College and Cheltenham College, as well as Beaudesert Park in Minchinhampton and many other sought-after schools in both the private and public sectors. There are also several selective grammar schools in nearby Stroud and Gloucester.

The countryside around Painswick is totally unspoilt and a marvellous source of walks including Painswick Beacon which also hosts a challenging 18 hole golf course and the Rococo Gardens on the outskirts of the village, also well-worth a visit.

Directions

From our Painswick office follow New Street in the direction of Stroud and take the first right hand turn opposite the church into Edge Road. The gated entrance to Blakewell House will be found on the right hand side after circa 400 yards, opposite the entrance to Kingsmead.













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SALES & LETTINGS

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info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
D

SERVICES

Mains water, electricity, drainage and gas. Gas CH. Stroud District Council, tax Band: G Charge: £4058.76 (26/27). OFCOM checker, broadband: standard 18Mbps and superfast 80Mbps. Mobile, EE, o2, Three and Vodafone all good outdoor.

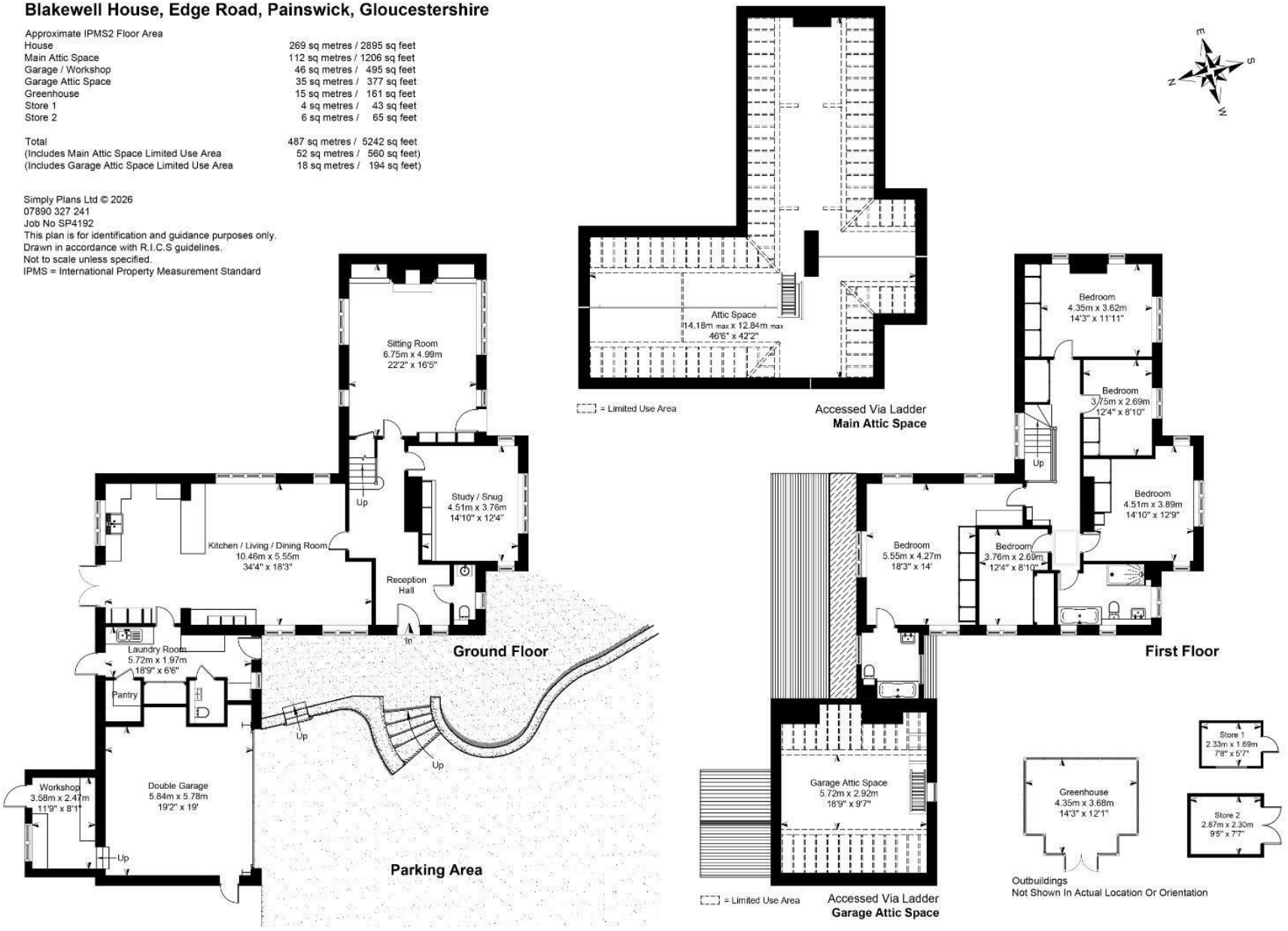
For more information or to book a viewing please call our Painswick office on 01452 814655

Blakewell House, Edge Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	269 sq metres / 2895 sq feet
Main Attic Space	112 sq metres / 1206 sq feet
Garage / Workshop	46 sq metres / 495 sq feet
Garage Attic Space	35 sq metres / 377 sq feet
Greenhouse	15 sq metres / 161 sq feet
Store 1	4 sq metres / 43 sq feet
Store 2	6 sq metres / 65 sq feet
Total	487 sq metres / 5242 sq feet
(Includes Main Attic Space Limited Use Area	52 sq metres / 560 sq feet)
(Includes Garage Attic Space Limited Use Area	18 sq metres / 194 sq feet)

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Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



SUBJECT TO CONTRACT

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