



BRANDON COTTAGE · STROUD ROAD · PAINSWICK

MURRAYS
SALES & LETTINGS

BRANDON COTTAGE
STROUD ROAD
PAINSWICK
STROUD
GL6 6UT

A spacious and light-filled four-bedroom home offering versatile living, generous accommodation, and beautifully landscaped gardens with a heated pool and countryside views.

BEDROOMS: 4

BATHROOMS: 2

RECEPTION ROOMS: 3

GUIDE PRICE £795,000

FEATURES

- Spacious detached Family House
- Far Reaching Views
- Kitchen/Breakfast Room
- Versatile Study Space
- 4 Bedrooms
- Double Garage and Parking
- Heated Swimming Pool
- Charming Garden
- Fruit and Vegetable Plots
- Village Location



DESCRIPTION

Entering into a welcoming hallway, Brandon Cottage offers space and versatility throughout. To the left, a large living room enjoys dual aspect windows, with far reaching views towards Stroud, alongside patio doors to the rear elevation opening the room up to the garden. On the opposite side of the property, there is a good-sized kitchen/breakfast room with direct access to the garden, creating an easy flow between indoor and outdoor living. The home continues to impress with a formal dining room, study/playroom and cloakroom.

Upstairs, the first floor offers 4 good-sized bedrooms, along with two bathrooms, providing ample space for family living. The main bedroom has a useful walk-in wardrobe/dressing area, further enhancing the space. Throughout, the home feels light, airy and impressively spacious.

Outside, the home benefits from a double width garage and driveway with ample parking.

The garden is mostly laid to lawn and features a heated swimming pool, ideal for enjoying the warmer months. An attractive pergola creates a dedicated space for outdoor dining and entertaining, while an elevated section has been carefully sculpted to grow fruits and vegetables. To complete the setting, a charming summer house overlooks the neighbouring field, an idyllic spot to watch grazing cattle and take in the evening sunsets.

AGENTS NOTE

The property has spray foam insulation installed within the roof space. Buyers are advised to make their own enquiries with their mortgage lender and surveyor regarding suitability and lending criteria. Please ask the agent for more details there is a roof survey and roof quotes available for interested parties.





DIRECTIONS

From our office in Painswick, turn left onto New Street and continue for 0.3 miles as the road becomes Stroud Road. The property is located shortly afterwards on the right 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.



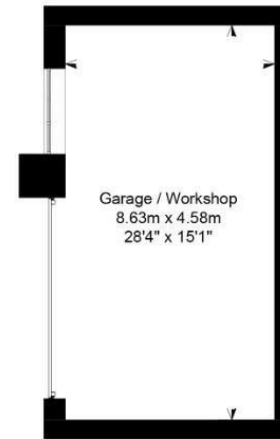
Brandon Cottage, Stroud Road, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 228 sq metres / 2454 sq feet
Garage 39 sq metres / 420 sq feet

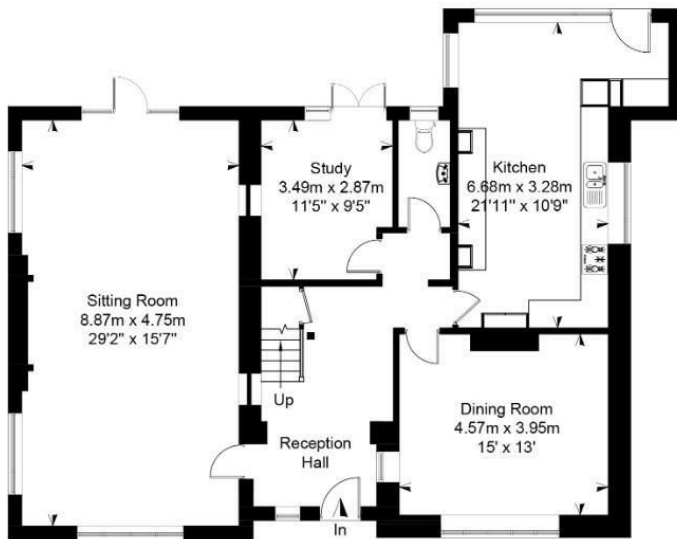
Total 267 sq metres / 2874 sq feet

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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



Lower Ground Floor



Ground Floor



First Floor

MURRAYS

SALES & LETTINGS

Stroud

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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

E

SERVICES

All mains services are connected to the property. Gas CH.
Stroud District Council Band: G Charge: £4058.76. OFCOM
checker, broadband standard 19Mbps, superfast 80Mbps.
Mobile, o2, EE, Three and Vodafone all good and variable.
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roof space. Buyers are advised to make their own enquiries
with their mortgage lender and surveyor regarding suitability
and lending criteria. Please ask the agent for more details
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interested parties.

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