
ESTATE AGENTS
OF
GLOUCESTERSHIRE



ROSELEIGH , CHELTENHAM ROAD, PAINSWICK, STROUD, GL6 6XN

The Property

A charming sage green front door opens into a welcoming entrance hall, providing a useful space for hanging coats and hats, with stairs rising to the first floor. The hallway flows openly into the delightful sitting room, creating a lovely sense of space as you enter the home.

The good-sized sitting room enjoys a wealth of natural light from a window looking out to the front. With wonderful high ceilings, a particularly appealing feature throughout this charming cottage, the room offers a lovely feeling of light and space, with ample room for comfortable seating. The sitting room opens naturally into the dining area, providing plenty of space for a family dining table and chairs, with a window looking out to the walled garden. This welcoming arrangement creates a lovely setting for both everyday living and entertaining. A useful understairs storage cupboard is accessed from the dining area.

Positioned to the rear of the property, the fitted kitchen is attractively arranged with a range of white fitted base and wall mounted cabinets complemented by contrasting dark work surfaces and tiled splashbacks. Integrated appliances include an oven, hob and extractor hood, together with space for additional freestanding appliances, including a fridge/freezer. A window provides natural light, whilst a door opens directly onto the enclosed walled garden.

The staircase rises from the entrance hall to a wonderfully spacious first-floor landing, where the impressive ceiling height continues, enhancing the lovely sense of space.

Bedroom one is positioned to the front of the property and is a particularly generous double bedroom, enjoying delightful views across Painswick Valley. With its high ceiling, attractive wooden flooring and excellent proportions, there is ample space for an extra-long super king-size bed, together with additional freestanding bedroom furniture. Two substantial built-in wardrobes provide excellent storage without compromising the generous floor space, making this a wonderfully comfortable and inviting bedroom.

Bedroom two is another good-sized double bedroom, currently arranged as a child's bedroom but equally suitable as a guest bedroom. A window to the rear overlooks the walled garden, whilst the lovely ceiling height continues to create a light and airy atmosphere.

Completing the first-floor accommodation is the spacious four-piece family bathroom, fitted with a contemporary suite comprising a panelled bath with traditional-style chrome taps, a separate glazed shower enclosure, hand wash basin and low flush WC. White wall tiling, a chrome heated towel rail and an obscure-glazed window providing natural light complete the room.

From the first-floor landing, a drop-down ladder provides access to a fantastic attic space, which has been converted and insulated by the current owners and is used daily as a home office. This surprisingly spacious attic enjoys a vaulted ceiling with exposed structural timbers, a recently installed Velux roof window, power and lighting, creating a bright and versatile additional space. Currently arranged with desks along one side and open storage, we have illustrated how this space could be further enhanced with fitted cabinetry to enclose the storage areas and work surfaces to either side, creating a more streamlined and practical working environment whilst making excellent use of the available space.

AGENT NOTE
Whilst this is a wonderful addition to the property, the attic conversion does not have building regulations approval and therefore cannot be classified or marketed as a third bedroom/room.

AI-generated imagery has been used to show the potential of the attic, illustrating how it could look if storage were created.

Roseleigh is a charming and characterful cottage, beautifully combining generous proportions, wonderfully high ceilings and versatile living accommodation with delightful views across Painswick Valley. With its attractive walled garden and fantastic additional attic space, this is a truly appealing home offering a wonderful balance of traditional charm and everyday practicality, all within the heart of this sought-after Cotswold town.

VIEWERS NEED TO BE IN A POSITION TO PROCEED















Outside

Outside, the property enjoys a delightful, fully enclosed walled garden, offering a lovely sheltered setting with a wonderful sense of privacy. Attractive traditional red brick walls provide a charming backdrop, whilst established shrubs, raised planting beds and a variety of greenery soften the boundaries and add colour and interest throughout the seasons.

The garden is predominantly paved, providing a practical, low-maintenance space with plenty of room for outdoor dining furniture, potted plants and a comfortable seating area, ideal for enjoying a morning coffee or relaxing during the warmer months. There is also the convenience of an outside water tap.

A gate to the side of the garden provides access via a right of way across the neighbouring property, a particularly useful feature for bringing garden furniture, plants and other larger items into the rear garden without having to carry them through the house.







Useful Information

Tenure: Freehold
Viewing arrangements: Strictly by appointment through AJ Estate Agents
Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.
Local Authorities: SDC. Council Tax Band B and EPC rating D



Location

Painswick is an idyllic and historic Cotswold village, often referred to as the 'Queen of the Cotswolds', renowned for its picturesque narrow streets, beautiful traditional Cotswold stone properties and breathtaking surrounding countryside. Nestled within the Cotswolds National Landscape, formerly designated an Area of Outstanding Natural Beauty, the village enjoys a wonderful setting overlooking the Painswick Valley, with an abundance of scenic walks and countryside to explore. The magnificent St Mary's Church, with its famous collection of ancient yew trees, sits at the heart of the village, whilst the beautiful Painswick Rococo Garden, particularly celebrated for its spectacular displays of snowdrops, is just a short distance away.

Despite its peaceful setting, Painswick offers an excellent range of everyday amenities, including independent shops, galleries, cafés, traditional public houses and restaurants, together with a pharmacy, doctors' surgery and dental facilities. The village enjoys a thriving community atmosphere, with recreational facilities including tennis, rugby, bowls and golf, whilst the Painswick Centre hosts a variety of clubs, activities and community events.

For families, Painswick offers a local primary school and early years provision, with a choice of well-regarded state, grammar and independent secondary schools in the surrounding areas of Stroud, Gloucester, Cheltenham and Cirencester.

The nearby market town of Stroud is easily accessible and offers a wider selection of shops, supermarkets, independent retailers and its popular award-winning Saturday Farmers' Market. The elegant Regency town of Cheltenham is also within easy reach, offering an extensive choice of shopping, restaurants, cafés and cultural attractions, together with its renowned festivals.

Painswick is conveniently positioned for access to the surrounding towns and cities, with regular bus services connecting Stroud and Cheltenham. Stroud railway station provides direct services to London Paddington, with some journeys taking approximately 1 hour 30 minutes, whilst the M5 motorway offers convenient connections to Bristol, Birmingham and the wider motorway network.



Directions

Roseleigh is located 4 miles/10 minutes by car North of Stroud on the A46. After the traffic lights in Painswick coming from Stroud the property is located on the left hand side with wrought iron gate to the side, and denoted by our for sale board. ///renamed.credited.greed



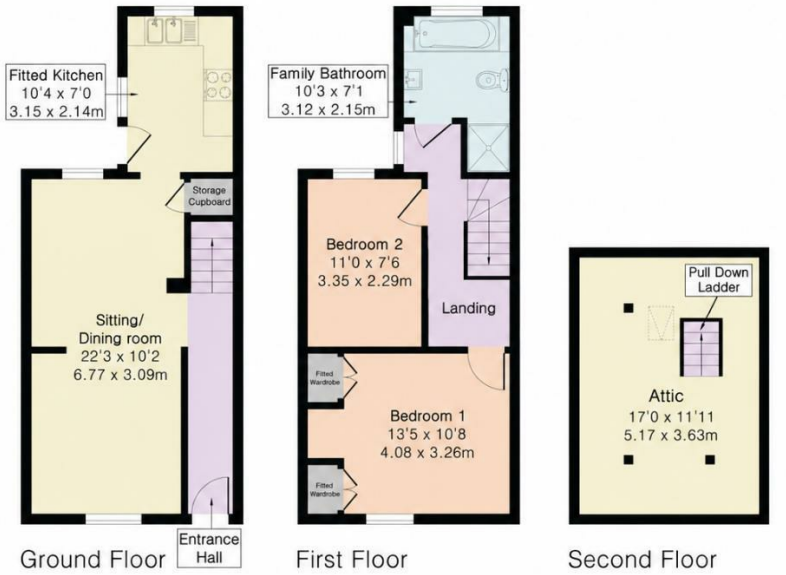
Approximate Gross Internal Area 948 sq ft - 89 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m

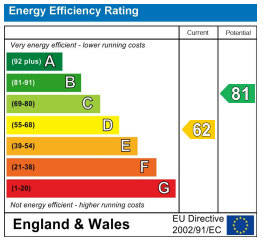
Second Floor Area 202 sq ft – 19 sq m

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PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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