

DAMSELL CROSS HOUSE

PAINSWICK, STROUD, GLOUCESTERSHIRE



A BEAUTIFULLY POSITIONED COUNTRY HOUSE WITH PRIVATE GROUNDS, INCLUDING A SWIMMING POOL AND TENNIS COURT, IN ONE OF THE COTSWOLDS' MOST DESIRABLE AREAS. IN ALL ABOUT 1.9 ACRES.

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Tenure: Freehold
Services: Main gas, electricity, water and drainage. VDSL connected.
Local authority: Stroud District Council
Council Tax Band: H
Directions: Front drive: What3Words: ///plug.ties.memo. Turn off the lane and follow the drive around to the left and through the pillared gates.
Back Drive: What3Words: ///guards.gentle.spot
Guide Price: £2,250,0000

SITUATION

Damsell Cross House is tucked away a short distance from Painswick, known as ‘Queen of the Cotswolds’, surrounded by stunning Cotswolds countryside. The prosperous 18th-century wool trade transformed the region, giving it a distinctive character and charm that many others can’t match.

There is a strong local feel and community; Painswick offers shops, cafes, restaurants, pubs and galleries. The Rococo Gardens, Art Couture Festival, Painswick Feast and the farming community.

Education in the area is excellent, with private schools such as Beaudesert Park, Wycliffe College, The Cheltenham Ladies’ College, Cheltenham College and Westonbirt, to name a few. Marling, Stroud High and Pates are all excellent grammar schools nearby.

Despite the quiet and unspoilt setting, connections are excellent; Stroud Station has trains to Paddington from under 90 minutes, as well as an outstanding Farmers’ market. Shops for everyday needs are nearby in Cirencester and Cheltenham, and there is easy access to the A419/ A427 and, in turn, the M4 and M5 for national communications.

Sporting and recreational opportunities are numerous – wonderful walks, riding and cycling, country sports, premier rugby in Gloucester, padel at Elkstone studio, horse racing at Cheltenham, local golf courses, to name a few.

Distances: Painswick 0.7 miles, Stroud station 4.6 miles (London Paddington from 90 minutes), Cheltenham 10 miles, Cirencester 16 miles, Bristol via M5 43 miles. (All distances and times are approximate).









THE PROPERTY

Damsell Cross House is believed to date back to 1955 and is built in the traditional Cotswold vernacular and Arts and Crafts style. The property has been a wonderful family home, well-maintained and was last refurbished around 2000.

The accommodation is versatile, ideal for family living and entertaining. The main house has a wonderfully large reception hall that opens to the dining room, drawing room and study. Linked by a central hall are the sitting room and open-plan kitchen-breakfast room, with French doors leading to the south-facing terrace, overlooking the private garden. In addition, a utility and cloakroom, a bedroom and a shower room.

On the first floor, a spacious landing at the top of the main staircase leads to the principal bedroom, which has a dressing room and an en suite bathroom. There are four further bedrooms with four en suite bathrooms/shower rooms as well as a useful laundry room, beside the back stairs.

On the second floor is bedroom 6, with a bathroom, kitchen and sitting room, which is ideal for a self-contained flat.

With about 7,800sq ft of accommodation laid out over three floors

























GARDENS AND GROUNDS

The grounds are accessed through gates on the front or back drive. The gardens are predominantly to the front of the house, with a spacious terrace linking the swimming pool area with lawns and a tennis court (in need of refurbishment).

Within the grounds are some magnificent specimen trees, lawns and formal garden areas and far-reaching views.

To the side of the house is a Cotswold Stone garage, built in about 2000, with three open-plan bays, a WC and a second-floor workshop. About 603 sq ft.

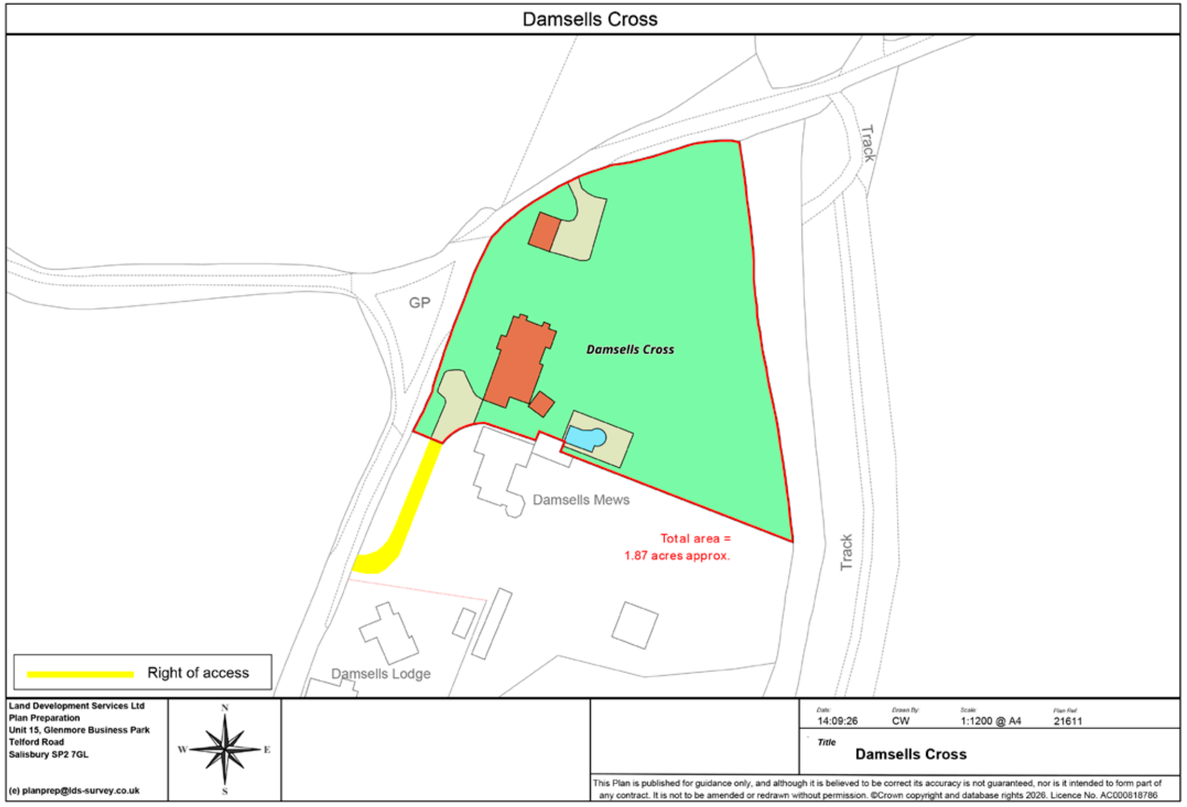
Rights of Way: There is a right of access over the first part of the drive, before the pillared gates to the house and gardens. Please see site plan overleaf.











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Title
Damsells Cross

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Approximate Gross Internal Area
Main House = 725 sq m / 7,804 sq ft
Garage = 56 sq m / 603 sq ft
Workshop (Above Garage) = 32 sq m / 344 sq ft
Outbuilding = 4 sq m / 43 sq ft
Total Area = 817 sq m / 8,794 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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