

Milton Cottage · Vicarage Street · Painswick

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Milton Cottage Vicarage Street Painswick Stroud GL6 6XS

A charming detached cottage full of original features, flexible studio/annexe space, and a beautifully landscaped garden with valley views, plus garage and parking.

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 2

GUIDE PRICE £595,000

FEATURES

- Detached Character Cottage
- Village Location
- Elevated Garden
- Valley Views
- Studio/Annexe with Private Access
- Versatile Accommodation
- 3/4 Bedrooms
- 3 Bath/shower rooms
- Off Road Parking
- Garage





DESCRIPTION

The property is entered directly into the living room, where an impressive working inglenook fireplace forms the focal point of the space. This remarkable feature includes an original bread oven, adding a true sense of the home's heritage. The kitchen offers fitted cabinetry with space for appliances and has a useful dining area. A practical boot room sits just beyond, offering useful storage with a cupboard and providing access to both the front of the house and the garden.

On the first floor there are two well-proportioned double bedrooms along with a shower room. From the landing there is also a door providing access out to the garden.

The second floor is dedicated to the main bedroom suite, a well-proportioned room complete with its own en-suite bathroom.

Benefitting from private access is a studio/annexe that can be a fourth bedroom, office space or pied-de-terre, this is serviced by the useful shower room.

The elevated, cottage style garden has been thoughtfully arranged to make the most of its setting, featuring several patio areas perfect for outdoor dining and relaxation while enjoying the views across the valley. There is also a lawned section, and floral borders.

Further benefits include a single garage and off-street parking.









DIRECTIONS

From our Painswick office, head towards the centre of the village along Victoria Street. Branch left towards the village shop, passing The Royal Oak pub on your right. At the fork in the road, turn right into Vicarage Street where Milton Cottage will be found circa 100 yards down on your left hand side.

LOCATION

Steeped in history, the village of Painswick offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector.

School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance of Milton Cottage.

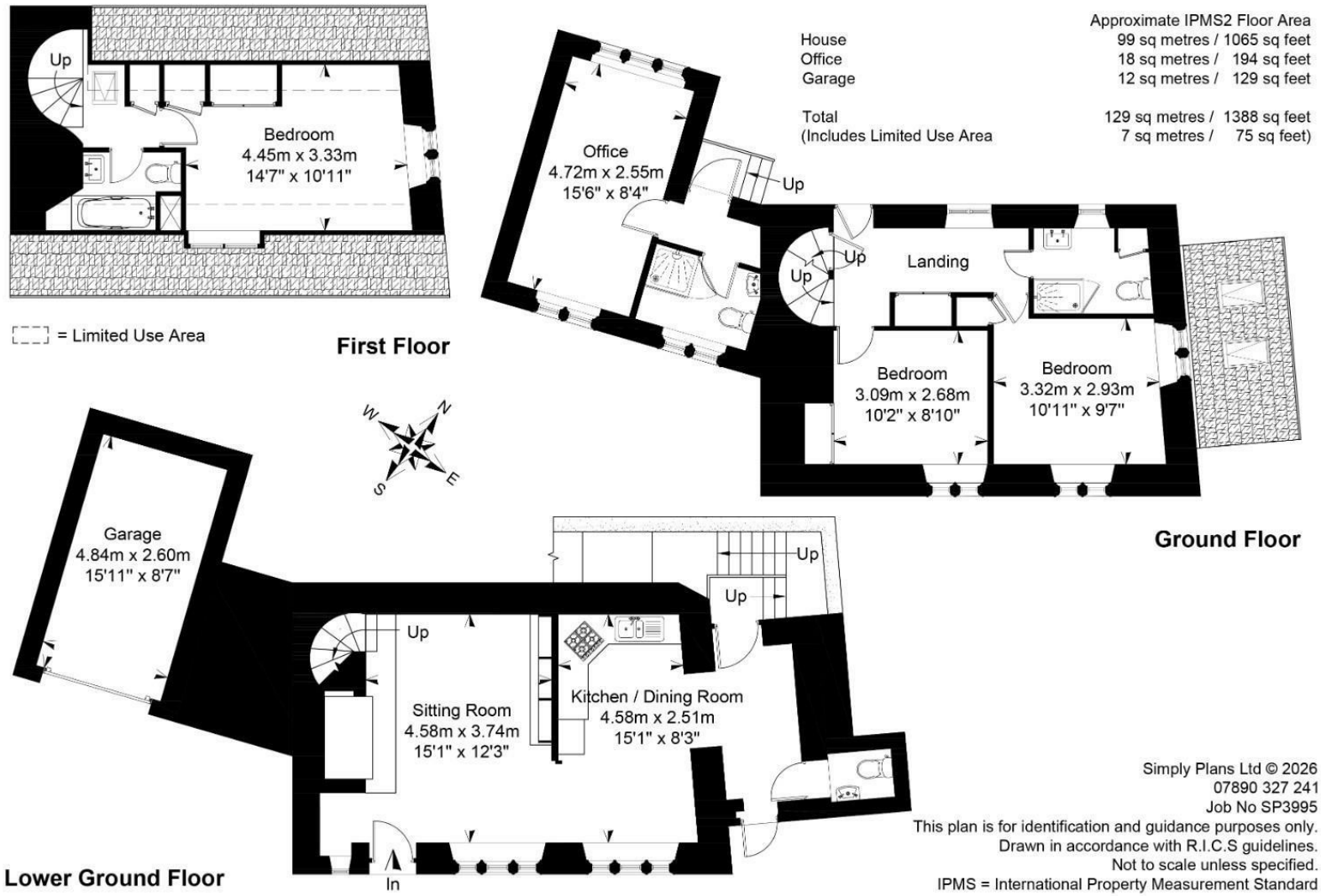
Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



Milton Cottage, Vicarage Street, Painswick, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	99 sq metres / 1065 sq feet
Office	18 sq metres / 194 sq feet
Garage	12 sq metres / 129 sq feet
Total	129 sq metres / 1388 sq feet
(Includes Limited Use Area	7 sq metres / 75 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

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
E

SERVICES
All mains services are connected to the property. Gas CH. Stroud District Council, tax band F - £3,354.92 (25/26). OFCOM checker, broadband, standard 18Mbps and superfast 80Mbps. Mobile, EE, Three, o2, Vodafone all likely or variable outdoor. AGENTS NOTE: This property has been included in the list of buildings of special architectural or historic interest.

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