WAYSIDE · VICTORIA STREET · PAINSWICK · STROUD

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# Wayside Victoria Street
# Painswick
# Stroud
# GL6 6QA

Full of character and beautifully maintained throughout, the property offers a high-quality, low-maintenance home in the heart of the village.

**BEDROOMS: 3**
**BATHROOMS: 1**
**RECEPTION ROOMS: 1**

**GUIDE PRICE £410,000**

## FEATURES

- 3 Bedrooms
- Renovated Throughout
- Kitchen/Dining Room
- Village Location
- Grade II Listed
- Character Features
- Successful Airbnb
- Wood Burning Stove
- Lovely Views
- Good Sized Rooms

## DESCRIPTION

The accommodation is both welcoming and practical. The ground floor centres around a beautifully appointed open-plan country kitchen and dining room, fitted with integrated appliances and designed for modern living, while the separate sitting room provides a cosy retreat, complete with a characterful wood-burning stove.

Upstairs are three well-proportioned bedrooms and a beautifully finished bathroom. Two of the bedrooms enjoy outstanding views towards the village church, providing an idyllic backdrop that perfectly captures the charm of this sought-after Cotswold setting.

Surrounded by glorious countryside, the cottage enjoys immediate access to an abundance of scenic walks and open green spaces.

Wayside is current being run as a successfull Airbnb - turnover available by request from the agent.

## DIRECTIONS

The property is most easily located by leaving our office in Painswick along Victoria Street towards the centre of the village. After a small distance and shortly after passing George Court on your left, the property will be found on the left.

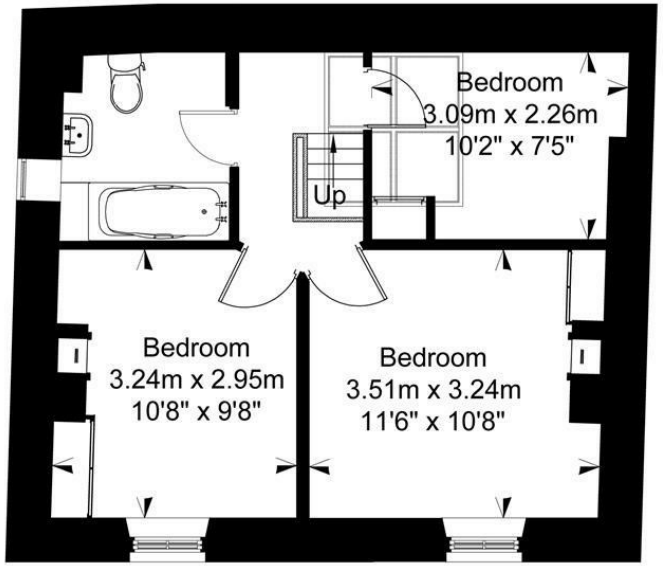
## LOCATION

The 'Queen of the Cotswolds', Painswick arguably has more fine period buildings within a defined area, than anywhere else in the Cotswolds. A friendly and welcoming community, almost all the facilities of the village are within walking distance of Wayside and there are numerous sport and social clubs as well as a challenging 18 hole golf course and beautiful gardens to visit. Jealously guarding its reputation as a village community, Painswick, has the feel of a small country town with its magnificent church at the centre and good local services. Strategically situated south of Gloucester and Cheltenham and west of Cirencester, the village is in an official area of natural beauty, within the fold of the Cotswold hills, with spectacular views in all directions. The Painswick, the village's highly acclaimed hotel/restaurant, is a stone's throw away (among other places to eat out - 2 good village pubs both serving food), the village is within reach of a number of good schools in the public and private sectors and has its own thriving primary school. London is circa 2 hours by road or about 95 minutes by rail from nearby Stroud Station and there is good access to the M5 motorway - Junction 11a - Cheltenham.

## Wayside, Painswick, Gloucestershire

House Approximate IPMS2 Floor Area 75 sq metres / 807 sq feet

Ground Floor




First Floor

Simply Plans Ltd © 2020
07890 327 241
Job No SP2235
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**

**SERVICES**
Mains drainage, gas, electricity and water are connected to the property. Gas CH. Stroud District Council tax TBC. OFCOM checker, broadband standard 19Mbps, superfast 80Mbps. Mobile, Three, o2, Vodafone and EE all good and variable outdoor.

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