

23 · Churchill Way · Painswick · Stroud

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23 Churchill Way
Painswick
Stroud
GL6 6RQ

A well-proportioned family home enjoying a particularly convenient position within the popular village of Painswick, with ample parking, a useful garage/workshop and attractive enclosed gardens.

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £550,000

FEATURES

- Detached Family Home
- 4 Well Proportioned Bedrooms
- Double Garage
- Level Gardens
- Quiet Position
- Ample Parking
- Spacious and Light
- Walking Distance to Local Amenities
- Ripe for Renovation (STP)
- Near to Good Local School



DESCRIPTION

On the ground floor, an inviting entrance hall with parquet flooring leads to a spacious sitting room, separate dining room and fitted kitchen, together with a cloakroom.

The sitting room provides a welcoming reception space, with sliding doors leading to the garden, while the separate dining room is ideal for family meals and entertaining whilst also being the optimal space for a study or family room.

The modern kitchen is fitted with white gloss units and offers space for appliances, there is an integral oven, microwave oven and electric hob.

Upstairs, there are four well-proportioned bedrooms which are serviced by the family bathroom that comprises 3-piece suite.

Outside, the home benefits from a gently sloping front garden and spacious driveway providing plenty of parking. To the rear is a level, fully enclosed garden, bounded by a combination of mature hedging and fencing. The garden is mostly laid to lawn, with a patio area providing an excellent space for outdoor dining and relaxation.

A further notable feature is the large garage/workshop, offering excellent scope for secure parking, storage or hobbies.











DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham, turning left at the first set of traffic lights, into Gloucester Street. Take the first left after 50yards into Churchill Way and follow the road to the end, passing The Croft Primary School on your right. 23 Churchill Way will be found shortly afterwards on the left hand side.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially Cotswold village with pretty streets lined with stunning historic homes. 23 Churchill Way is located within easy walking distance of the centre of the village, with its many amenities, including a local shop, chemist, two pubs, several cafes and a sought after boutique hotel, The Painswick.

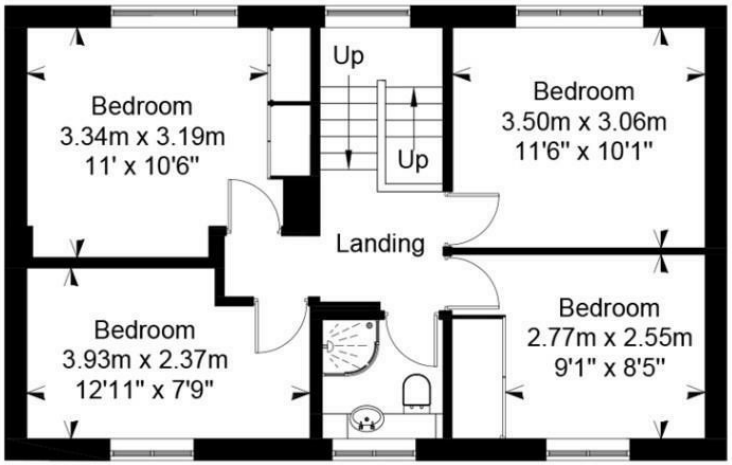
One of the key draws to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools in the private sector and a popular primary school just 2 minutes walk from 23 Churchill Way. The Painswick community is a welcoming one, with numerous local events and plenty to see and do in the local area. The Cotswold Way runs through the village, offering a lovely source of walks and both the Painswick Beacon and the Rococo Gardens are within easy walking distance of the property, with a popular golf course on the Beacon.

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.

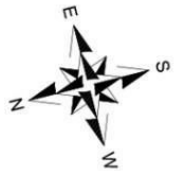


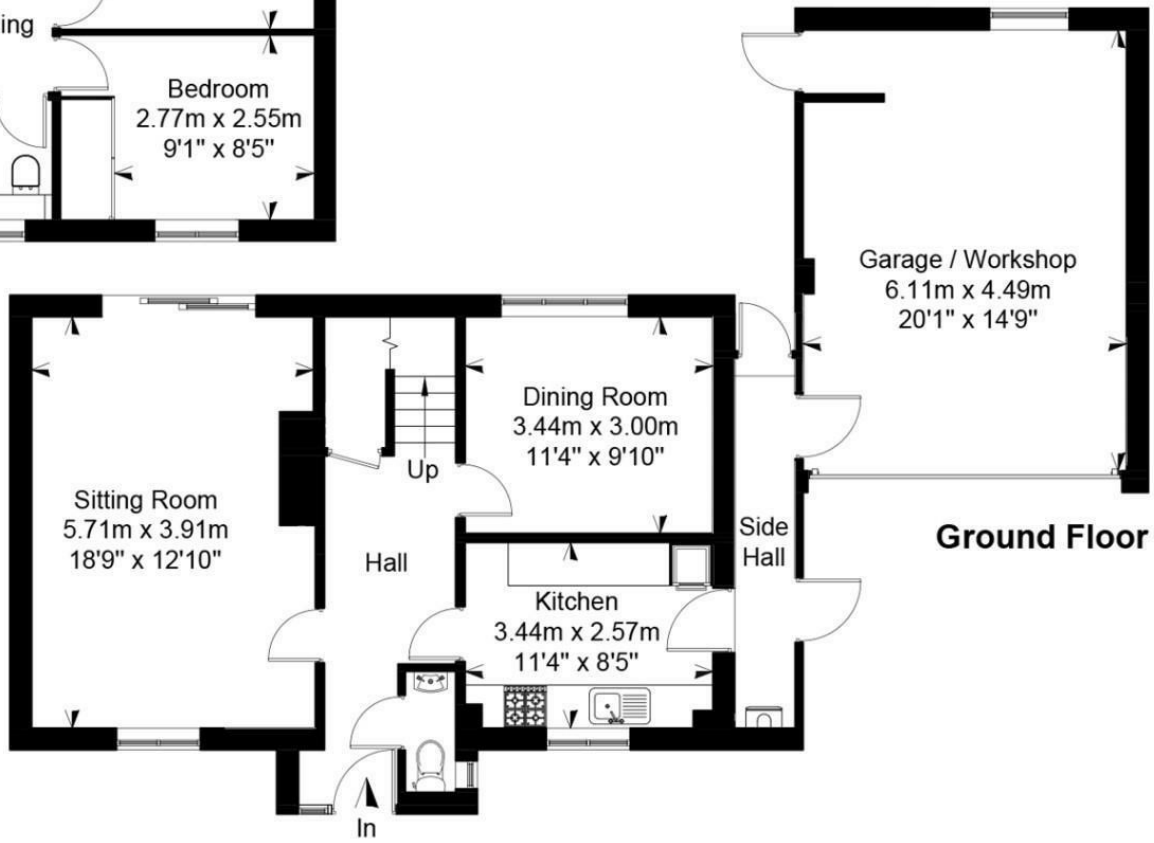
23 Churchill Way, Painswick Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	110 sq metres / 1184 sq feet
Garage	32 sq metres / 344 sq feet
Total	142 sq metres / 1528 sq feet



First Floor





Ground Floor

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

MURRAYS
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TENURE
Freehold

EPC
TBC

SERVICES
Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band: F Charge: £3517.60 (26/27). OFCOM checker broadband standard 18MBPS, superfast 80MBPS. Mobile Three, o2, EE and Vodafone all good and variable outdoor.

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