

Gattamora · Friday Street · Painswick

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Gattamora Friday Street
Painswick
GL6 6QJ

A contemporary three-bedroom village home, perfectly positioned in the heart of Painswick, offering spacious accommodation, a private courtyard garden and versatile living spaces.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £625,000

FEATURES

- Village Location
- Additional Sunroom
- Private Courtyard Garden
- Two Bathrooms and Cloakroom
- Electric Fireplace
- Off Road Parking
- Separate Dining Room
- Well Presented Throughout
- Plenty of Natural Light
- Ample Storage



DESCRIPTION

The property is entered via a welcoming entrance hall with doors leading to the ground floor accommodation and stairs leading to the first floor. Positioned to the front, the sitting room offers an electric fireplace as the main focal point with a window at the front and doors leading to the sunroom. Wonderfully bright, the sunroom enjoys lovely views across the courtyard and creates an additional reception area that can be enjoyed throughout the seasons. A convenient cloakroom completes the ground floor accommodation.

Across the hall, a separate dining room provides a more formal entertaining space and flows naturally through to the spacious kitchen. The kitchen has an excellent range of storage and workspace with ample room for everyday dining.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is particularly generous in size and is serviced by the contemporary ensuite. While two further bedrooms provide excellent guest accommodation, children's rooms or home office space. The home is serviced by a shower room.

One of Gattamora's standout features is its enclosed courtyard garden. This private outdoor space enjoys a sense of seclusion and offers excellent potential for al fresco dining, container gardening and outdoor entertaining.











DIRECTIONS

From our office in Painswick, turn left onto Victoria Street, at the end of the road, turn left onto St Mary's Street. Take the first left onto Friday Street and Gattamora will be found shortly afterwards on the right hand side.

LOCATION

Painswick, affectionately known as the "Queen of the Cotswolds", is one of Gloucestershire's most sought-after villages. Renowned for its magnificent parish church, famous avenue of ninety-nine yew trees and picturesque winding streets, the village is characterised by an abundance of beautiful Cotswold stone homes and period cottages.

The village offers an excellent range of amenities, including a highly regarded primary school, churches, a medical centre, hotel, cafés, restaurants, traditional pubs, boutique shops, a golf course and a variety of leisure and community facilities.

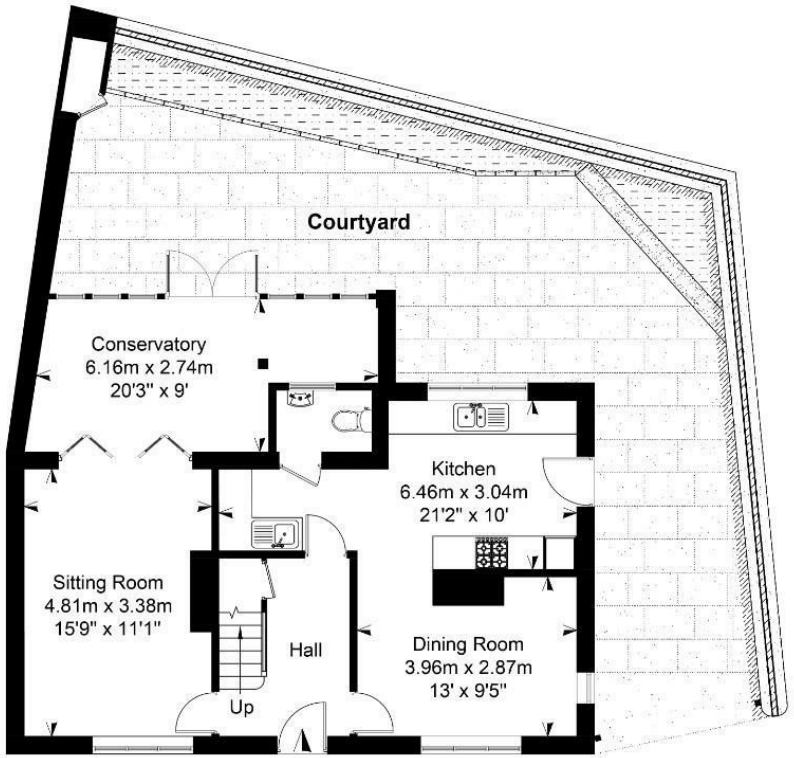
Surrounded by stunning countryside, Painswick provides exceptional walking opportunities, including the nearby Painswick Beacon and the Cotswold Way. The Georgian spa town of Cheltenham is approximately 10 miles away, while Gloucester, Bath, Bristol and Swindon are all easily accessible. Stroud railway station, around 4 miles away, offers direct services to London Paddington in approximately 90 minutes.

Approximate distances: M5 Junction 11a – 6.5 miles, M5 Junction 13 – 7 miles, M4 Junction 15 (Swindon) – 35 miles, Gloucester railway station – 6.5 miles, Stroud railway station – 4 miles, Cheltenham town centre – 10.5 miles.

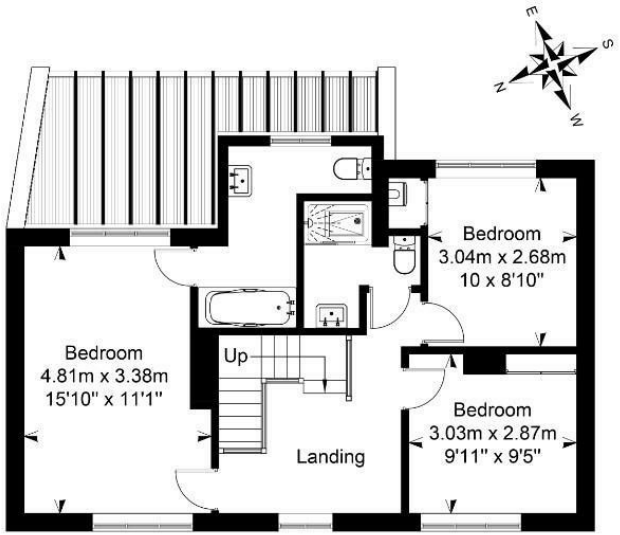


Gattamora, Friday Street, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 128 sq metres / 1378 sq feet



Ground Floor



First Floor

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07890 327 241
Job No SP4143
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
D

SERVICES
Mains water, electricity, drainage and gas. Gas CH. Stroud District Council Band: E Charge: £2976.42 (26/27). OFCOM checker, broadband - standard 19Mbps, superfast 80Mbps. Mobile, EE, o2, Three and Vodafone all good and variable outdoor.

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