

THE HOMESTEAD · CHELTENHAM ROAD
PAINSWICK



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PAINSWICK
GL6 6XN

A charming home, that has been in the same family for 35 years, offers versatile living spaces, generous bedrooms, and attractive gardens. Ideal for both family living and entertaining, with excellent outdoor features and parking.

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 3

GUIDE PRICE £775,000

FEATURES

- Detached Family Home
- Wood Burning Stove
- Extended Utility Room
- Formal Dining Room
- Solid Oak Flooring
- Three Spacious Bedrooms
- Ample Storage
- Gated Driveway and Garage
- Established Garden
- Village Location



AGENTS NOTE

The Homestead benefits from lapsed planning permission for a triple garage, should a prospective purchaser want to reapply to renew.

DESCRIPTION

The Homestead is entered via a welcoming hallway, with a well appointed living room positioned to the left. Featuring a fireplace alcove with windows and a wood-burning stove that sits on original stone. There is direct access to the conservatory which leads to the garden.

The kitchen comprises wall and base units, with space for appliances and is complimented by the useful study/boot room area. An extended utility room has a hot water pet shower and underfloor heating, as well as a door leading outside. A separate dining room with solid oak flooring, characterful beams and mullion windows offers an ideal setting for formal entertaining or family meals. There is also a useful cloakroom.

On the first floor, the home boasts three generously sized bedrooms, all benefitting from ample bespoke made wardrobes. These are serviced by a contemporary family bathroom.

Outside, the property boasts a wraparound garden. The rear part of the garden is mainly laid to lawn, with a gravelled patio seating area, along with a yard space featuring purpose-built storage with power. To the side, there is an additional lawned area, a garage with power and an abundance of off-road parking set within a gated driveway.



To the front, a pathway leads to the entrance of the home, which features the original front door. The pathway is flanked by productive fruit and vegetable plots, alongside well-stocked herbaceous borders. The gardens are enhanced by a variety of established perennial plants, including hollyhocks, cyclamen, hellebores and foxgloves, creating a colourful and attractive outdoor space.





DIRECTIONS

Leave our Painswick office via the A46 in the direction of Cheltenham. Pass through the traffic lights and continue for approximately 200 yards. The Homestead will be found shortly after on the left hand side.

LOCATION

The Homestead sits in a prime location in the heart of the Cotswold village of Painswick.

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming village. Steeped in history, the village 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. There is a boutique hotel within a few minutes walk from Acacia House, offering fine-dining to non-residents. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

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. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. 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 from The Homestead.

Stroud is the nearest town with excellent facilities including 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. Another neighboring town, Gloucester, is home to Gloucester Quays shopping outlet, and The Docks, a former inland docking estate. A short walk from the town centre is Gloucester Cathedral, with its remarkable stained glass windows, and impressive architecture.

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.



The Homestead, Cheltenham Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	163 sq metres / 1755 sq feet
Garage	16 sq metres / 172 sq feet
Stores	7 sq metres / 75 sq feet

Total	186 sq metres / 2002 sq feet
(Includes Limited Use Area	3 sq metres / 32 sq feet)

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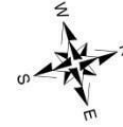
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This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



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TENURE

Freehold

EPC

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SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council Tax Band: F Charge: £3517.60. OFCOM checker, broadband: standard 17Mbps, superfast 80Mbps. Mobile, o2, EE, Three and Vodafone all good and variable outdoor.

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

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