

The Pippins · Gloucester Street · Painswick

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The Pippins Gloucester Street Painswick GL6 6QN

A rare opportunity to purchase a chalet bungalow in a good sized plot within easy walking distance of the centre of sought after Cotswold village of Painswick and all its local amenities benefiting from garage, plenty of parking and good sized level gardens.

BEDROOMS: 4
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £700,000

FEATURES

- Extended link detached Chalet Bungalow
- Centre of the village
- Spacious and light
- Versatile accommodation
- 4 Bedrooms
- 1 Bath/Shower room
- Large Gardens
- Studio/Workshop
- Garage
- Plenty of Parking





DESCRIPTION

Pippins is a rare opportunity for someone to purchase one of the few chalet bungalows in the centre of Painswick. The property is light and spacious and has been extended in 2014 to provide further accommodation.

On the ground floor, the property is extremely versatile, currently laid out with a good sized entrance hall, a light filled kitchen/breakfast room which has been modernised with a contemporary kitchen, it leads out to a sun terrace, perfect for alfresco dining, with separate dining room for more formal dining. The sitting room with fireplace benefits from dual aspect windows. Downstairs there is also two downstairs bedrooms (1 with en-suite WC) and a bathroom.

On the first floor there are two further bedrooms and a WC.

The large rear garden is mainly laid to lawn with a range of shrubs, it is fully enclosed with hedgerows and paneled fencing. The garden also offers a useful workshop. At the front of the property there is ample parking, more garden area and a tandem garage.









DIRECTIONS

From our Painswick office, follow New Street in the direction of Cheltenham and turn left just after the traffic lights, into Gloucester Street where the driveway to Pippins can be found about half way up on the right hand side.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold 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.

One of the key attributes of Pippins is that its one of the only bungalows just minutes from the centre of the village and also within easy walking distance of all its local ammenities plus the popular gold course and Painswick Beacon offering stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham. School buses run from the centre of the village to most of the local schools and there is also a popular village primary school within minutes from the cottage.

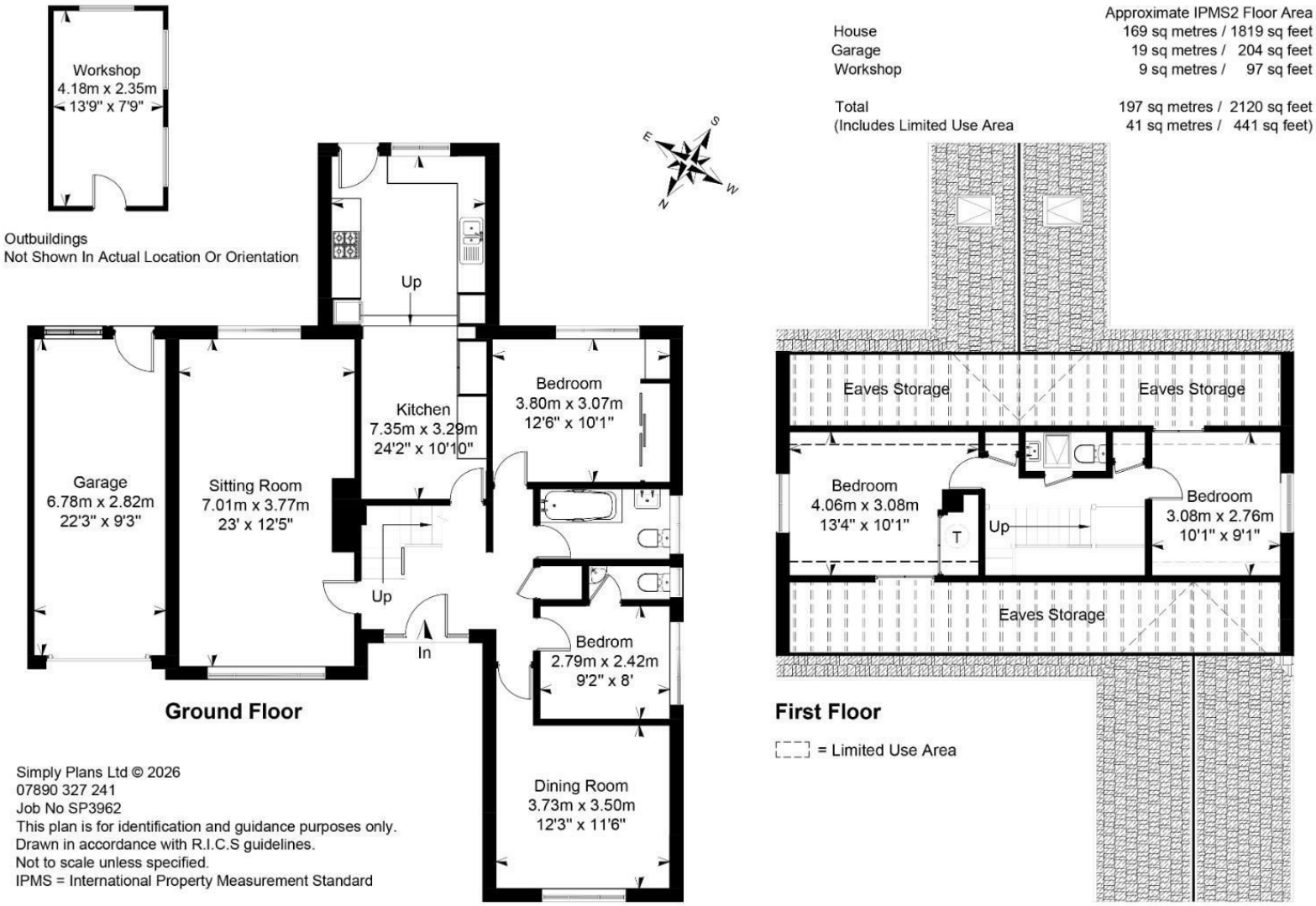
Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature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



Pippins, Gloucester Street, Painswick, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	169 sq metres / 1819 sq feet
Garage	19 sq metres / 204 sq feet
Workshop	9 sq metres / 97 sq feet
Total	197 sq metres / 2120 sq feet
(Includes Limited Use Area	41 sq metres / 441 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
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SERVICES
All mains' services are connected to the property. Gas CH. Stroud District Council Tax Band F £3354.92 (25/26). OFCOM checker. Broadband standard 18Mbps, superfast 56Mbps. Mobile o2, EE, Vodafone and Three all good and variable.

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