



6 PAINSWICK HEIGHTS · YOKEHOUSE LANE · PAINSWICK

MURRAYS
SALES & LETTINGS

6 PAINSWICK HEIGHTS YOKEHOUSE LANE PAINSWICK GL6 7QS

Enjoying an elevated position in the Cotswold Countryside, this home is an immaculately presented 3-bedroom contemporary townhouse, forming part of a unique conversion.

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £375,000

FEATURES

- Contemporary Property
- Mezzanine Living Room
- Vaulted Ceilings
- Wood Burning Stove
- 3 Bedrooms
- Ample Storage
- Private Terrace & Balcony
- Stunning Views
- Immaculately Presented
- 2 Parking Spaces



DESCRIPTION

The home is entered on the first floor, into a useful entryway, which leads to the spacious dining room. An electric fireplace creates a cosy dining atmosphere yet transforms into a lovely entertaining space with the sliding doors leading to the balcony that overlooks the mature olive tree in the shared courtyard. A contemporary kitchen comprises matching wall and base units with integrated appliances.

The first floor also has a spacious pantry that benefits from plumbing for utility appliances, enhancing practicability of the space.

The second floor offers a wonderfully atmospheric living space. Acting as a mezzanine overlooking the dining area, there are vaulted ceilings, dual aspect windows and two Velux style windows, creating a light and spacious room. A contemporary wood-burning stove is the focal point of the room. Leading on directly from the living space is the third bedroom, ideal for guests or as a useful study.

On the ground floor there are two well proportioned bedrooms. The main bedroom features an en suite shower room, built in wardrobes and French doors leading to the paved terrace. The second bedroom which also benefits from built in storage is serviced by the family bathroom.

As well as enjoying a private balcony, terrace and shared courtyard, 6 Painswick Heights has two allocated parking spaces, private use of a bike and tool shed as well as an extensive communal garden with stunning views across the valley towards Painswick.





DIRECTIONS

From our Painswick office, take the A46 in the direction of Stroud, turning left into Stamages Lane by the village car park. Continue down the lane and up the other side and on reaching a small grass triangle, take the left fork into Yokehouse Lane. The entrance to Painswick Heights will be found on the left hand side after circa 0.5 miles. Park in the large gravel area and number 6 is accessed via the shared courtyard to the side of the property.

LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages.

Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.

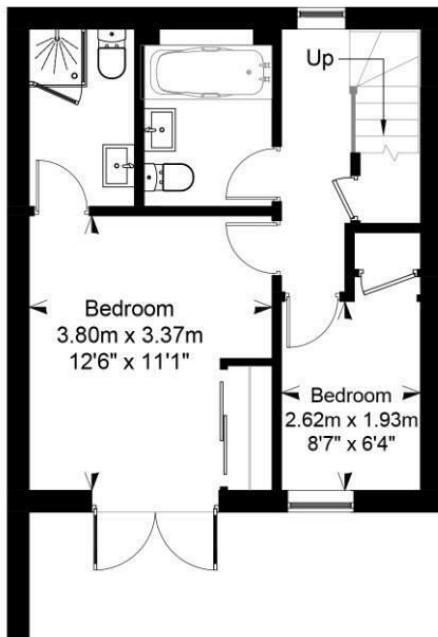


6 Painswick Heights, Yokehouse Lane, Painswick, Gloucestershire

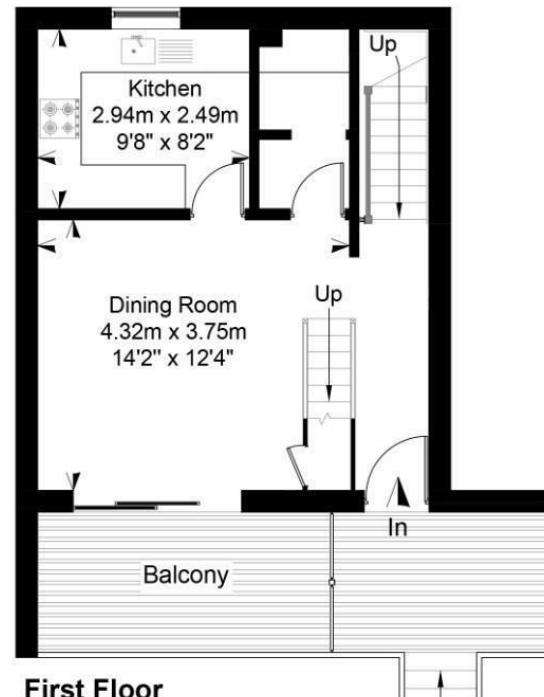
Approximate IPMS2 Floor Area

House

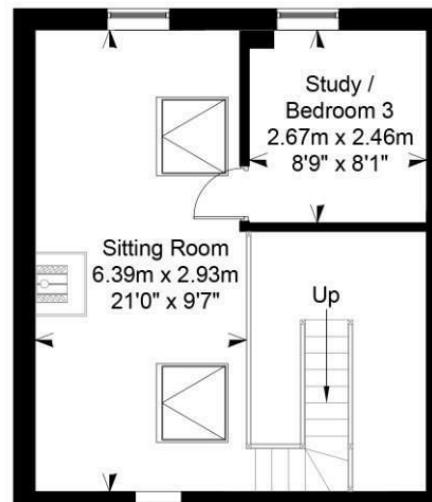
95 sq metres / 1022 sq feet



Ground Floor



First Floor



Second Floor



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Job No SP3966

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

C

SERVICES

Mains water, electricity and drainage connected to the property. Electric heating. Stroud District Council tax band C, £2064.56 (25/26). OFCOM checker: Broadband, standard 14Mbps, ultrafast and 1000Mbps. Mobile: o2, EE, Three and Vodafone all good. £40 fee per month for maintenance of communal areas.

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