



GATTAMORA · FRIDAY STREET · PAINSWICK

MURRAYS
SALES & LETTINGS

GATTAMORA FRIDAY STREET
PAINSWICK
GL6 6QJ

A charming 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.

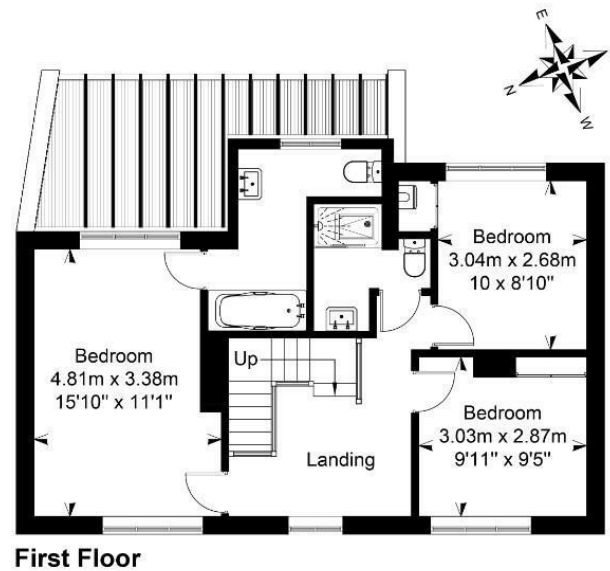
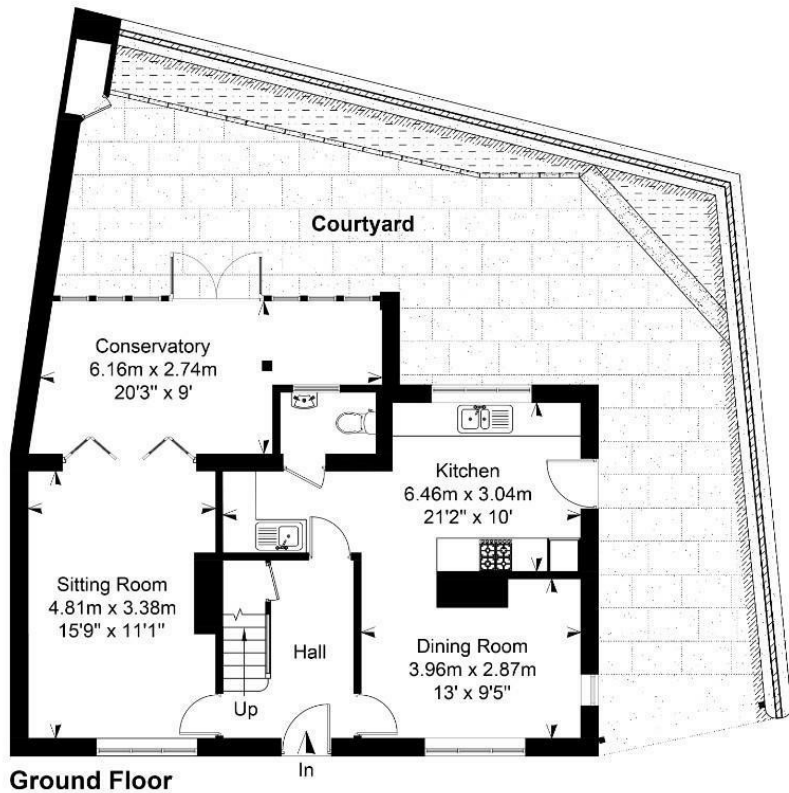
Approximate distances: M5 Junction 11a – 6.5 miles, M5 Junction 13 – 7 miles, M4 Junction 15 (Swindon) – 35 miles, Gloucester railway station – 6.5 miles, Stroud railway station – 4 miles, Cheltenham town centre – 10.5 miles.



Gattamora, Friday Street, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

House 128 sq metres / 1378 sq feet



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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

MURRAYS

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Mayfair

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info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

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.

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