



WOODCOTE · THE HIGHLANDS · PAINSWICK

MURRAYS
SALES & LETTINGS

**WOODCOTE THE HIGHLANDS
PAINSWICK
STROUD
GL6 6SL**

A beautifully presented and spacious detached family home, set in an elevated position on a sought after private road with large landscaped gardens, plenty of parking and lovely views over the Painswick Valley

BEDROOMS: 4

BATHROOMS: 3

RECEPTION ROOMS: 3

GUIDE PRICE £1,195,000

FEATURES

- Detached Family Home
- Elevated Position
- Renovated and Extended
- Beautifully Presented
- 3/4 Reception Rooms
- 4 Double Bedrooms
- 3 Bath/shower rooms
- Large Landscaped Gardens
- Far Reaching Views
- Ample Parking



DESCRIPTION

Woodcote is an immaculately presented family home, originally built in the 1950's, which has now been thoughtfully and tastefully extended and renovated to a high standard. The home now offers spacious and versatile modern family living but could even be extended further subject to the necessary planning consents to create more accommodation in the large roof space.

On the ground floor there are 3 good-sized reception rooms, a fully fitted open plan kitchen/dining room, utility room and a useful contemporary shower room. Upstairs there is an impressive main bedroom with en-suite shower room, 2 further double bedrooms and a good sized family bathroom.

A particular feature of the property is the beautifully landscaped gardens with an abundance of flower beds and shrub borders, lawned areas, mature trees, seating areas, 2 summerhouses, and a workshop all taking in the lovely views. There is plenty of parking to the front of the property and lovely walks within easy reach, as the private road has direct access out onto the Painswick Beacon, Painswick Golf Course and The Cotswold Way.





DIRECTIONS

The property is most easily located by leaving our office in Painswick on the A46 in the direction of Cheltenham, passing through the traffic lights and as you leave the village turn left into The Highlands opposite the signpost to Sheepscombe. Follow the private road around to the right and then around to the left and the entrance to Woodcote can be found directly in front of you at the top.

LOCATION

The location of Woodcote is one of its greatest assets. Set in a lovely elevated corner of the Highlands, this exclusive development offers privacy alongside a welcoming sense of community, within walking distance of the sought after village of Painswick. The property sits in a good sized plot of approx 0.5 acres, with fabulous far reaching valley views.

Frequently referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and many local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as a popular cafe and an arts shop. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop. One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse. The village is popular with tourists and is well-known for the beautiful Rococo Gardens and also its Beacon, a huge expanse of common-land offering a wonderful source of walks and far reaching views to the Malvern Hills and also host to a popular golf course.

Well placed for commuting, Rake Hill is a 15 minute drive to Cheltenham, well-known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

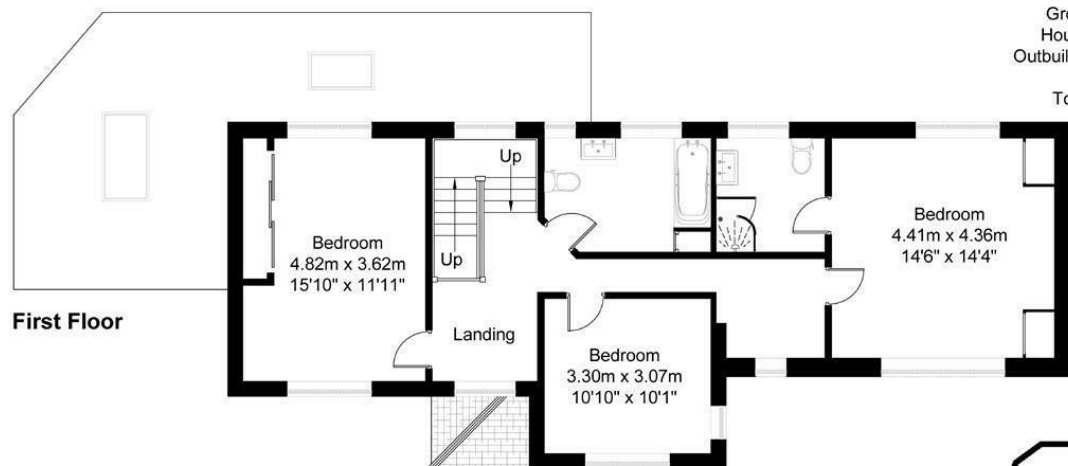




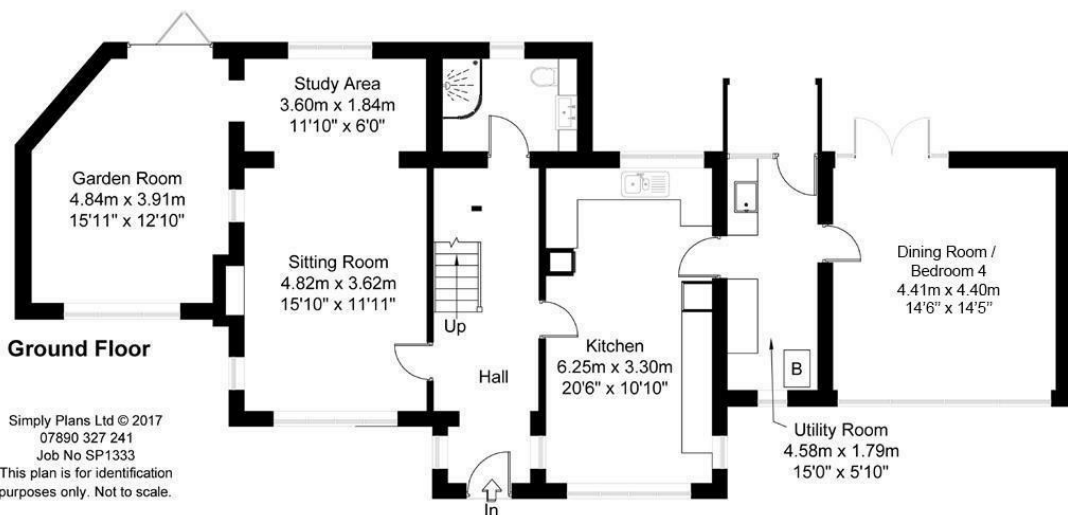
Woodcote, Painswick, Gloucestershire

Gross Internal Floor Area Approx :-
House 194 sq metres / 2088 sq feet
Outbuildings 19 sq metres / 204 sq feet

Total 213 sq metres / 2292 sq feet



First Floor

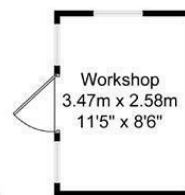


Ground Floor

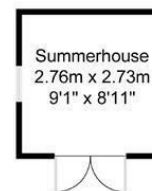
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Summerhouse 2
1.83m x 1.83m
6'0" x 6'0"



Workshop
3.47m x 2.58m
11'5" x 8'6"



Summerhouse
2.76m x 2.73m
9'1" x 8'11"

Outbuildings

Not Shown In Actual Location Or Orientation

MURRAYS

SALES & LETTINGS

Stroud

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3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property. Gas CH. Stroud District Council Band: G Charge £4058.76. OFCOM checker, broadband standard 15mbps, superfast 80mbps. Mobile, o2, EE, Three and Vodafone all good and variable.

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