2 · Churchill Way · Painswick

Murrays
SALES & LETTINGS

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2 Churchill Way
Painswick
Stroud
GL6 6RQ

A beautifully presented and thoughtfully renovated home with established gardens, garage and additional parking, located within walking distance of Painswick Village centre.

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £575,000

FEATURES

- Fully Renovated Throughout
- 3 Well Proportioned Bedrooms
- Ensuite and Family Bathroom
- Contemporary Kitchen/Breakfast Room
- Mature Private Garden
- Ample Parking
- Garage and Workshop
- Useful Utility Room and WC
- Near to Popular Local School
- Edge of Painswick Location

DESCRIPTION

On entering the home, the entrance hall provides access to the ground floor rooms and stairs rising to the first floor. The sitting/dining room is a well-proportioned room, providing ample space for both comfortable seating and a dining area. The dining area offers sliding doors to the patio to create a seamless indoor/outdoor dining experience. A gas fireplace provides a focal point to the living area creating a cosy atmosphere, whilst the big window overlooking the front garden makes the room light and airy.

The kitchen/breakfast room is another excellent feature of the home. Contemporary shaker style units together with the breakfast area make the room practical and sociable for everyday living. No expense has been spared in the renovation, with practicality and quality at the forefront. The kitchen is finished with natural limestone flooring, granite work surfaces, a traditional Belfast sink and discreet under-cabinet LED lighting.

A separate utility room provides useful additional workspace and storage, whilst also incorporating a cloakroom. This arrangement is particularly beneficial for modern family living.

Upstairs, there are 3 bedrooms. The principal bedroom has a useful shower room, whilst the second and third bedrooms are serviced by the family bathroom. Both shower room and family bathroom feature subtle bespoke lighting in addition to the main down lights.

To the front of the property is a driveway and lawned front garden, providing ample off-road parking and an attractive approach to the house.

The rear garden is a real feature of the property, being enclosed by a mature collection of trees and shrubs which provide a good degree of privacy and create a pleasant established setting. The garden is predominantly laid to lawn, with a patio area immediately adjoining the house, providing an ideal space for outdoor dining and entertaining.

At the far end of the garden is a further area of hardstanding, enclosed by a five-bar gate and suitable for additional parking.

The property also benefits from a garage with an electric roller door, together with a useful workshop. These areas provide valuable storage and could suit a variety of uses, subject to any necessary consents.

DIRECTIONS

From Painswick, turn right onto New Street and continue for 500 yards. Then, turn left onto Gloucester Street and take the first left onto Churchill Way. The property will be found shortly afterwards on the right hand side with out 'For Sale' board outside.

LOCATION

The property is situated within the highly desirable village of Painswick, affectionately known as the 'Queen of the Cotswolds'. Renowned for its charming character and vibrant community, the village offers an excellent range of amenities including a selection of independent shops, cafés, restaurants, public houses, churches, a popular weekly farmers' market and the highly regarded Painswick Hotel.

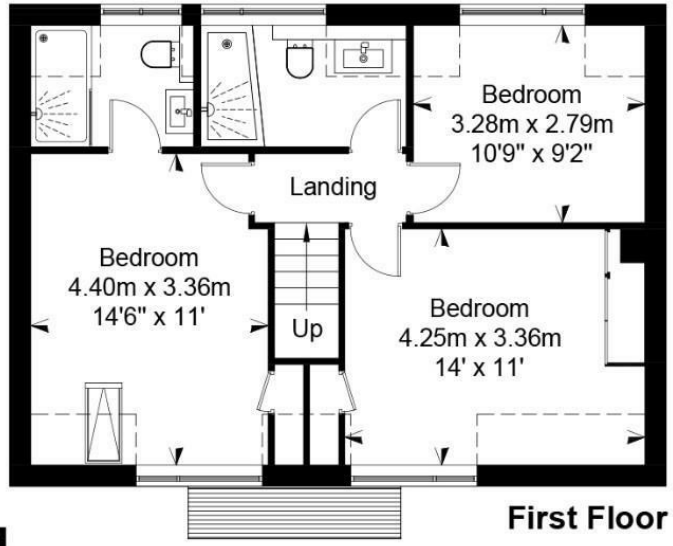
Surrounded by beautiful countryside, the area provides exceptional opportunities for walking and outdoor pursuits, with Painswick Beacon and the local golf course both close by. Popular visitor attractions including the Rococo Garden and Tibbiwell Alpacas further enhance the appeal of this sought-after Cotswold location.

The market town of Stroud lies less than ten minutes away by car and is well known for its award-winning farmers' market, thriving arts scene and excellent selection of independent retailers. The centres of Gloucester and Cheltenham are also readily accessible, offering a wider range of shopping, leisure and cultural amenities.

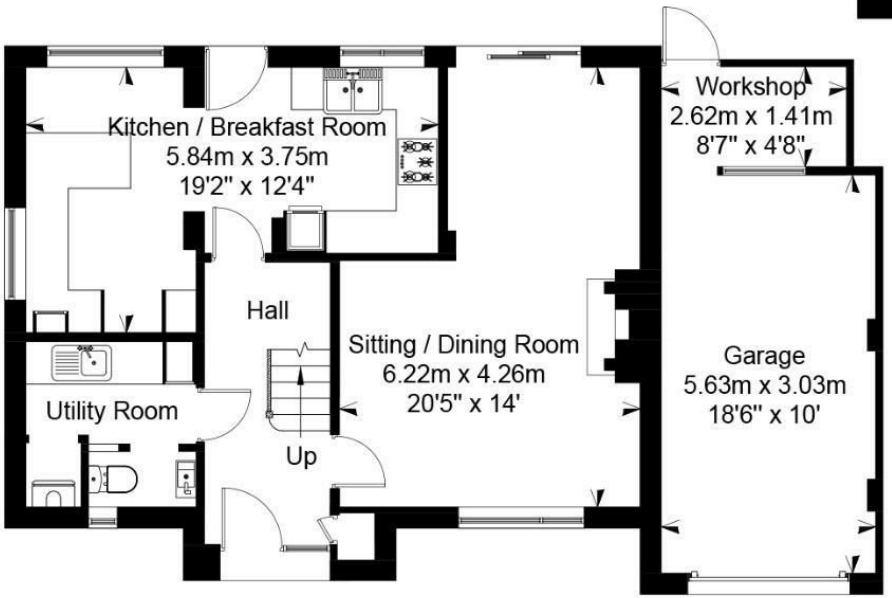
The village is served by the highly regarded Croft Primary School, which is within walking distance of 2 Churchill Way and is rated 'Good' by Ofsted, whilst a comprehensive range of state and independent schooling can be found in Stroud, Gloucester and Cheltenham.

2 Churchill Way, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area		
House	110 sq metres /	1184 sq feet
Garage	21 sq metres /	226 sq feet
Total	131 sq metres /	1410 sq feet
(Includes Limited Use Area	6 sq metres /	64 sq feet)



First Floor



Ground Floor

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07890 327 241
Job No SP4169
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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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
Mains electricity, gas, water and drainage are connected to the property. Gas CH. Stroud District Council Tax Band: E Charge: £2976.42. OFCOM checker broadband standard 17Mbps and superfast 48 Mbps. Mobile, o2, EE, Three and Vodafone all good and variable outdoor.

SUBJECT TO CONTRACT

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