Ladymead · Kemps Lane

PAINSWICK · STROUD

Murrays
Sales & Lettings

Ladymead · Kemps Lane · Painswick · Stroud · GL6 6YB

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 4

GUIDE PRICE £1,295,000

- Spacious, Light-filled Home
- Central Village Location
- Landscaped Garden
- Summerhouse
- Large Attic Room
- Arts and Crafts Inspired
- Sensational Views
- Swimming Pool
- Parking

A spacious and light-filled arts and crafts inspired home located in the heart of the sought after village of Painswick offering sensational views, beautifully landscaped garden, swimming pool, garage and parking.

Description

Ladymead offers a spacious and light-filled home nestled in the heart of the historic village of Painswick.

Inspired by the Arts and Crafts era, the home has a wonderful sense of elegance, alongside well-proportioned rooms that work equally well for entertaining as they do for everyday living.

A good-sized reception hall with original parquet flooring, sets the tone to the property, which is warm and welcoming.

The kitchen is clearly the heart of the home with bespoke blue/grey units and wooden worktops, creating ample discreet storage and plentiful space for food preparation. A tiled floor makes for easy living. A stunning garden room leads off the kitchen. Offering the perfect spot to soak up the sensational valley views, the garden room is used as both a snug and for everyday dining by the current vendor.

The sitting and dining room are open-plan, with parquet flooring throughout, creating a wonderful sense of flow. Both rooms overlook the valley and garden and offer the perfect space for hosting, as well as cosy nights in. Doors open from the sitting room to a patio area and the garden, making this a great space for alfresco dining.

An inner hall leads to a cloakroom and a sizeable utility, ideal for hiding laundry and country paraphernalia. A second reception room is located at the end of the inner hall, with doors opening to the garden. Currently used as a snug/family room, the room would work equally well as a ground floor, fourth bedroom.

The first floor comprises three good-sized double bedrooms, the principal with en-suite and walk-in dressing room and bedroom two with an en-suite shower room.

All the bedrooms have been thoughtfully laid out to provide both comfort and ample storage and the two rear facing bedrooms benefit from exceptional views across the garden and valley. A family bathroom is also located at this level.

A purpose-made ladder leads to a large attic room, fully boarded and with natural light, used by the current vendor as an overflow bedroom and office space.

Garden

The garden is clearly much loved and a real feature of the property, thoughtfully landscaped, with an array of well-stocked borders, cosy corners and a choice of seating areas.

A good-sized heated swimming pool sits at the centre of the plot and a summerhouse provides the perfect spot to relax or change into swimwear.

A meandering path leads around the garden, with manicured topiary hedging providing privacy and a well-stocked vegetable plot hidden away at the bottom of the garden. A greenhouse and large shed offer practical growing and storage space. A garage and gravel area are located to the front of the house, with parking for several cars.

Location

The location of Ladymead is one of its key attributes. Tucked away along Kemps Lane, the home offers wonderful views and a tranquil setting, all within minutes from the centre of the village.

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. There is a boutique hotel within minutes of Ladymead, offering fine-dining to non-residents and there are also several independent coffee shops in the village. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance from Ladymead.

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.

Directions

From our Painswick office head into the centre of the village along Victoria Street, turning right by the ARC into Tibbiwell lane; after 20 yards, take the first right into Kemps Lane, passing The Painswick Hotel on your right and Ladymead will be found on the left hand side, circa 100 yards along from the hotel.

MURRAYS
SALES & LETTINGS

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Painswick GL6 6XH

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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, water, gas and drainage. Gas CH. Stroud District Council Tax Band G £3,699.14 2024/25. Ofcom Checker: Broadband Standard 17 Mbps, Superfast 80 Mbps; Mobile EE, Three, O2 & Vodafone, all limited.

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

Ladymead, Kemps Lane, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	195 sq metres / 2099 sq feet
Attic Space	35 sq metres / 377 sq feet
Garage	27 sq metres / 291 sq feet
Greenhouse	6 sq metres / 64 sq feet
Total	263 sq metres / 2831 sq feet
(Includes Limited Use Area	20 sq metres / 215 sq feet)

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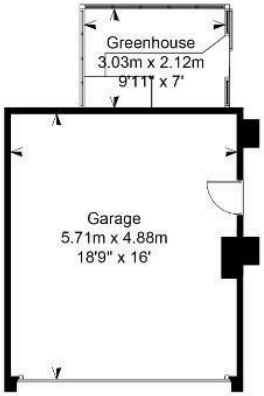
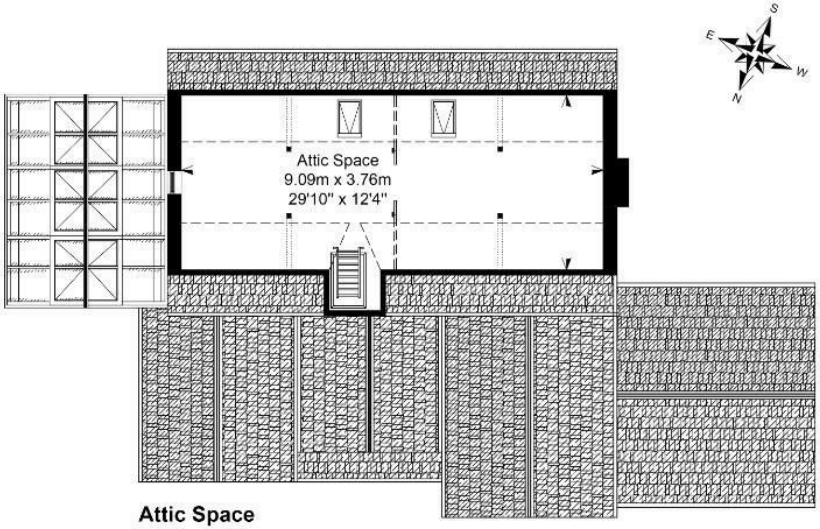
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

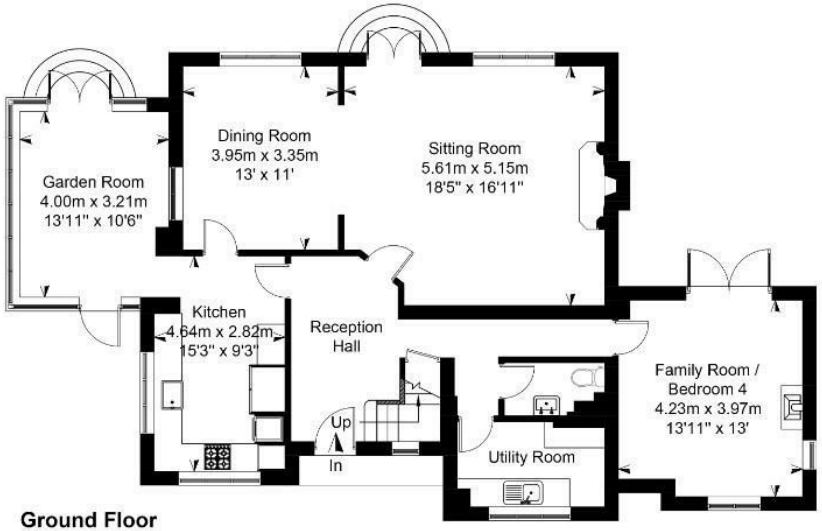
Outbuildings
Not Shown In Actual Location Or Orientation





Attic Space
Accessed Via Ladder

= Limited Use Area



Ground Floor

First Floor

SUBJECT TO CONTRACT

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