



AARONS · NEW STREET · PAINSWICK

**MURRAYS**  
SALES & LETTINGS

AARONS NEW STREET  
PAINSWICK  
STROUD  
GL6 6UN

A charming, handsome three bedroom period Cotswold property beautifully presented & situated in the heart of this most popular historic village with its excellent range of local amenities within easy walking distance.

**BEDROOMS: 3**

**BATHROOMS: 1**

**RECEPTION ROOMS: 2**

**GUIDE PRICE £499,950**

## FEATURES

- Handsome attached Cotswold home
- Heart of the sought after village of Painswick
- Full of character
- Stylish blend of period and modern living
- 2 reception rooms
- 3 bedrooms
- Pretty courtyard gardens
- Beautifully presented
- Close to all local amenities
- Cellar



## DESCRIPTION

Aarons is a charming, stylishly presented attached Cotswold stone cottage set right in the heart of the sought after village of Painswick. The property has a lovely fusion of period and modern living with good sized rooms, full of charm and character. On the ground floor a spacious hallway leads to two reception rooms; a dining room with fireplace and a sitting room and there is a kitchen/breakfast room to the rear of the property with access to the garden, from the entrance hall there is also an access to a vaulted cellar. On the first floor there are two bedrooms and a family bathroom and an impressive vaulted master bedroom on the top floor. There is a pretty courtyard garden to the rear of the property.

## AGENTS NOTE

There is potential to rent a parking space to the rear of the property by negotiation with the current vendor.





## DIRECTIONS

The property is situated on the other side of New Street almost directly opposite our office in Painswick.

## LOCATION

Aarons is situated right in the heart of the sought after Cotswold village of Painswick.

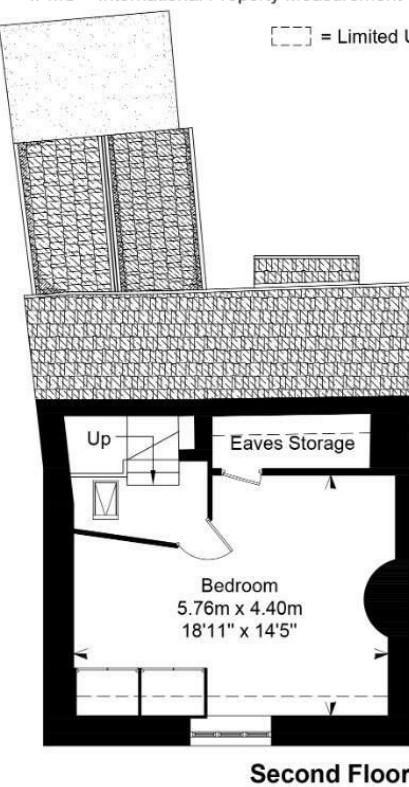
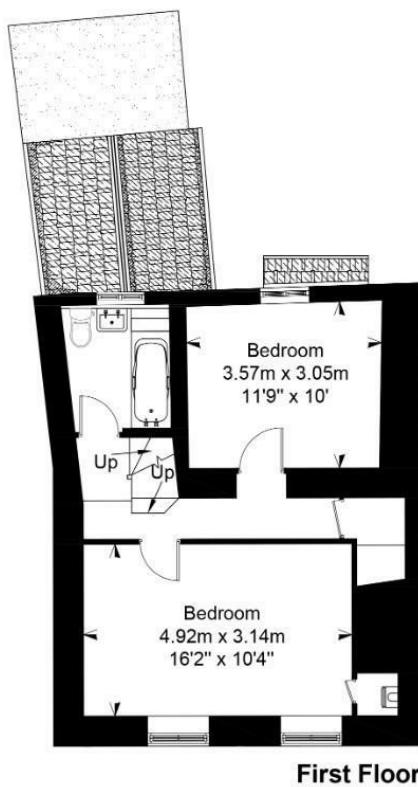
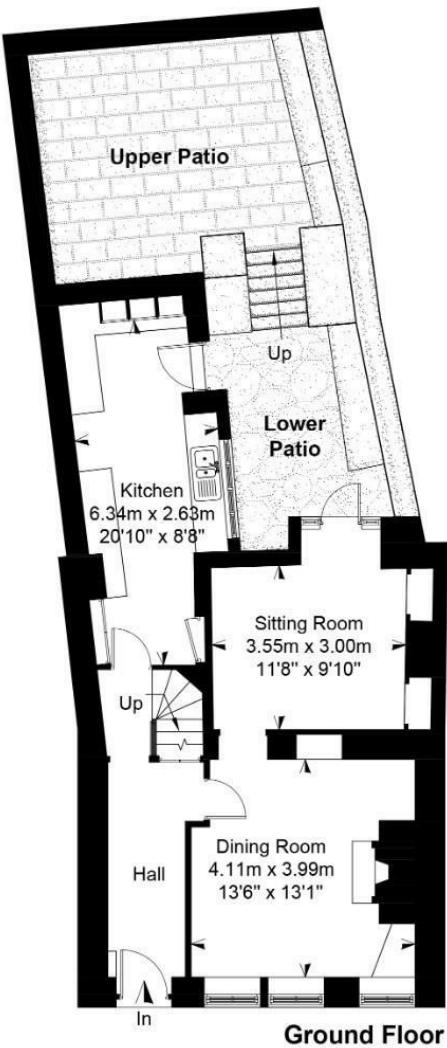
Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel within minutes of Aarons, 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 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.





## Aarons, New Street, Painswick, Gloucestershire

### House

Approximate IPMS2 Floor Area  
128 sq metres / 1378 sq feet

### (Includes Limited Use Area

3 sq metres / 32 sq feet

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07890 327 241  
Job No SP3589

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

= Limited Use Area

## 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

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### Painswick

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### Minchinhampton

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### Mayfair

0870 112 7099

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

### TENURE

Freehold

### EPC

D

### SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band E - £2,712.70 Ofcom checker: Broadband - standard 19 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

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