



PEAR TREE COTTAGE · VICARAGE STREET · PAINSWICK

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PEAR TREE COTTAGE VICARAGE STREET PAINSWICK GL6 6XS

A pretty semi detached Cotswolds cottage hidden away in an idyllic elevated position close to the heart of the sought after village of Painswick and all its local amenities, enjoying stunning views across the Painswick Valley

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £500,000

FEATURES

- Charming Cotswolds Cottage
- Hidden Away
- Elevated Position
- Full of Charm and Character
- Good Condition
- 3 Double Bedrooms
- Semi Detached
- Gardens to Front and Rear
- Summer House/Studio
- Stunning Views



DESCRIPTION

Pear Tree Cottage is a semi-detached 19th century Cotswolds cottage full of charm built of natural Cotswold stone under a tiled roof. It is situated in an elevated position with lovely views and the well maintained accommodation offers an abundance of period character features.

The beautifully light accommodation comprises kitchen/dining/family room with wood burner and a stone tiled floor on the ground floor. On the first floor is the sitting room with a door out to the rear garden, family bathroom and double bedroom with views over the valley. On the second floor there are two further double bedrooms, benefiting from beautiful views and characterful ceiling trusses.

The well stocked landscaped gardens have an attractive front gravel garden and spacious stone patio area to the side and elevated lawned area to the rear accessed from the first floor with seating area and summer house taking in the stunning views.





DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham and turning first right after the first set of traffic lights into Bisley Street. At the bottom of Bisley Street follow the road around to the left into Vicarage Street and continue down until you see a property called Woodbury on the left hand side. To the right of this property there is a footpath which takes you up to Pear Tree Cottage at the top.

LOCATION

Steeped in history, the village of Painswick offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, boutique hotels, village shops and several cafes.

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.

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 of Pear Tree Cottage.

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.



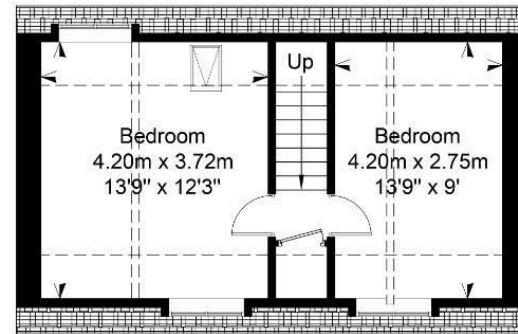
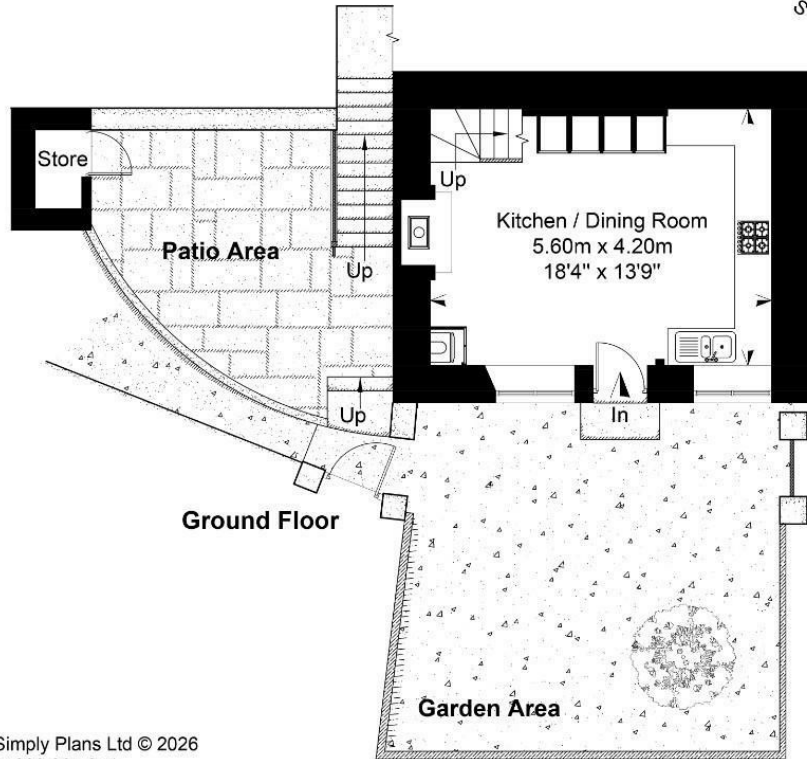
Pear Tree Cottage, Vicarage Street, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House

89 sq metres / 958 sq feet

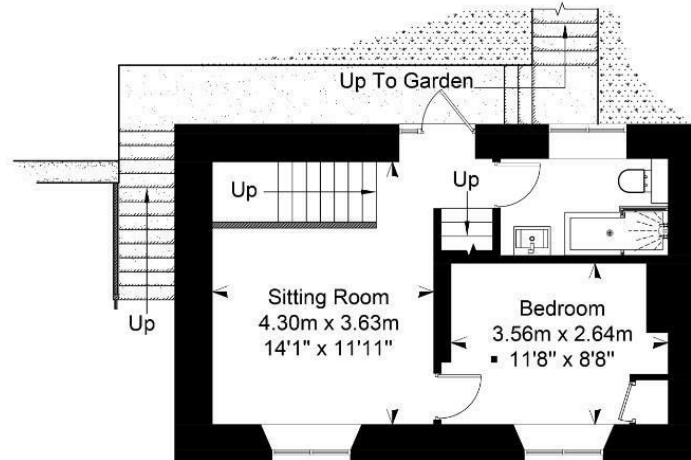
(Includes Limited Use Area

10 sq metres / 107 sq feet)



[---] = Limited Use Area

Second Floor



First Floor

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07890 327 241

Job No SP4114

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

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

E

SERVICES

Mains gas, electricity, water and drainage. Gas CH. Stroud District Council Tax Band: D Charge: £2435.26. OFCOM checker, broadband standard 16Mbps, superfast 80Mbps. Mobile, o2, EE, Three and Vodafone all good and variable outdoor.

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