



BERRY CLOSE · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS

BERRY CLOSE
PAINSWICK
STROUD

A light and spacious terraced modern three bedroom family home set in a sought after location close to the heart of the popular Cotswold village of Painswick and within easy walking distance to all its local amenities.

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £295,000

FEATURES

- Spacious home close to Painswick village centre
- Quiet location along a pedestrian pathwa
- Front garden with lawn, shrubs, and trees
- Bright sitting/dining room with large windows
- Sunroom opening to west-facing rear garden
- Kitchen with double oven, hob, and garden views
- Large utility/boot room in converted garage
- Three bedrooms, all with garden views
- Plenty of potential to further enhance or adapt the home to suit individual needs
- Ample off-road parking



DESCRIPTION

5 Berry Close offers a light-filled and spacious home, ideally located just a short stroll from the heart of the picturesque Cotswold village of Painswick.

Tucked away along a peaceful pedestrian pathway, this charming property enjoys a sense of privacy while remaining conveniently close to the village centre. A quaint path leads through the front garden to the main entrance, creating a welcoming first impression.

The ground floor opens into a generously proportioned sitting and dining room, where large windows to both front and rear allow for an abundance of natural light throughout the day. At the far end of this living space, a bright sun room/conservatory offers a tranquil spot to relax, read, or enjoy the garden views, and opens directly onto the rear garden—ideal for entertaining or quiet evenings outdoors.

The kitchen, overlooking the front garden, is well-equipped with a double eye-level oven and an electric hob, and offers plenty of storage and workspace. A door from the kitchen leads to a practical cloakroom and the converted garage, which now serves as a large utility/boot room. This versatile space provides excellent storage and further potential for a home office, workshop, or hobby room.

Upstairs, the home offers three bedrooms—two generous doubles and a single—all with pleasant views over either the front or rear gardens. The family bathroom features a bath with shower over, toilet, and basin, and is well-sized to serve the household comfortably.



Externally, the property enjoys both front and rear gardens. The front garden is laid to lawn and bordered by an attractive mix of mature shrubs and trees, creating a green and leafy approach to the house. The west-facing rear garden captures the afternoon and evening sun and offers a private, low-maintenance outdoor space for relaxing or entertaining. Adjacent to the rear garden is a private off-road parking area, providing convenience without compromising on tranquility.





DIRECTIONS

Follow the A46 from our Painswick office, in the direction of Cheltenham, taking the first left at the crossroads, into Gloucester Street. After 20 yards, turn left into Cotswold Way and Berry Close is the second turning on the left. The vehicular access is shortly afterwards on the left hand side. The front of the property is accessed via a pedestrian walk on the left hand side shortly before the turning to Berry Close.

LOCATION

Berry Close is ideally located for easy access to village amenities, the local primary school and transport links. Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit. 5 Berry Close is within easy walking distance of the centre of the village, with two popular pubs, a bijou hotel and small local restaurant and two thriving coffee shops. There is a well-stocked village shop within five minutes walk from the property, as well as a chemist and even a popular fabric shop.

One of the many attractions to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham and the village primary school just two minutes walk away. Painswick is popular with tourists and is well known for the beautiful Rococco Gardens and also its Beacon. The Beacon hosts a golf course and is also a great source of walks, with far-reaching views to the Malvern Hills.

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.



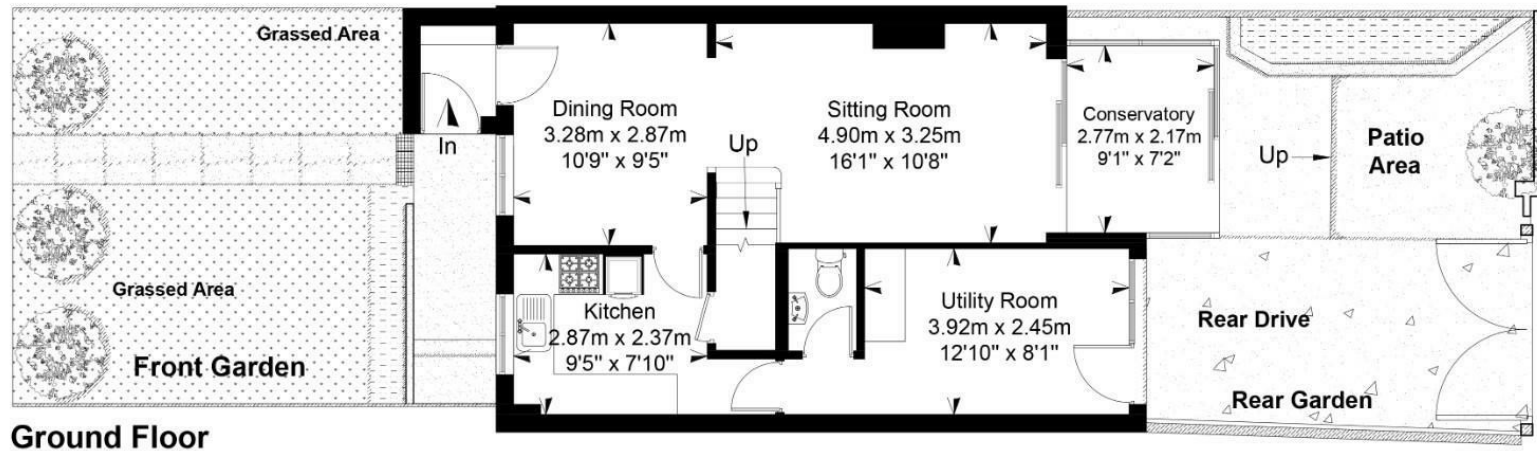
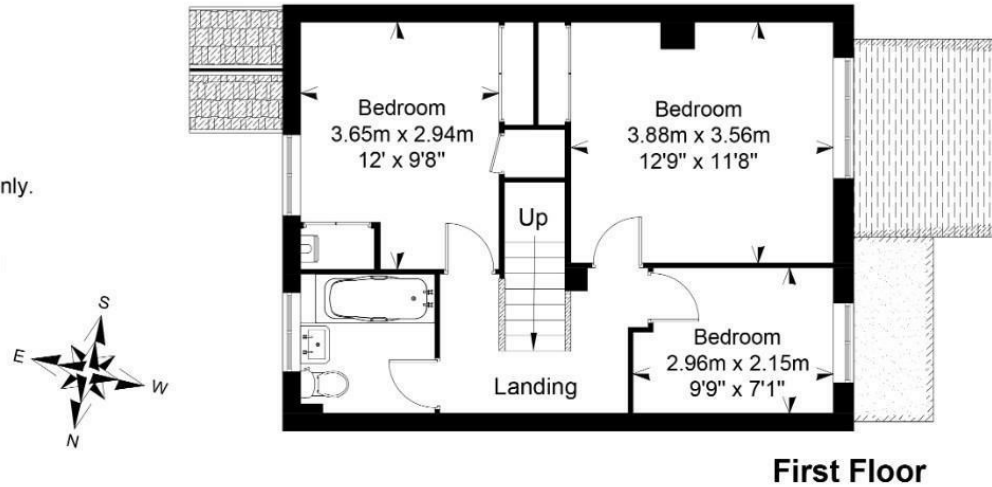
5 Berry Close, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 103 sq metres / 1109 sq feet

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07890 327 241
Job No SP3805

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

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D £2,322.63. Ofcom Checker: Broadband - standard 17 Mbps Superfast 42 Mbps, Mobile Networks - EE, O2, Vodafone, Three all likely.

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