

PARK HOUSE · THE PARK  
PAINSWICK





# PARK HOUSE · THE PARK PAINSWICK · GL6 6SN

**BEDROOMS: 5**

**BATHROOMS: 3**

**RECEPTION ROOMS: 3**

**OFFERS IN THE REGION OF  
£1,500,000**

- Substantial Family Home
- Circa 5.5 Acres
- Shepherd's Hut
- Swimming Pool
- 5/6 Bedrooms
- Magnificent Views
- Impressive Contemporary Kitchen
- Peaceful Location in idyllic Hamlet
- Ample Parking
- Period Charm combined with modern updates

**A substantial 5-bed family home enveloped by circa 5.5 acres of paddocks and garden in a magnificent tranquil location with far-reaching views and a wealth of character features**

## Description

Located in an idyllic rural setting surrounded by rolling hills and magnificent views, Park House is something of a rare find. The accommodation is spread across 3 floors with an extensive lower ground area opening directly to an enclosed courtyard with swimming pool.

The property marries period charm with modern additions. The original part of the house dates back to the c18th with a later c19th extension and the addition of a superb kitchen, entertainment room and bedroom in 2008.

Opening to a large boot room, the property has an immediate sense of space. A superb kitchen/living/dining room offers an ideal space for entertaining family and friends. Stylish contemporary units offer plentiful discreet storage and a large centre island offers useful space for food preparation along with bar-stool seating for informal dining. A large walk-in pantry provides additional storage and a discreet area for food

preparation when hosting. There is room for a large dining table along with a living area with sofas and wonderful outlook over the surrounding paddocks. Bifold doors open to a raised decking area overlooking the courtyard and pool, ideal for relaxing with a drink and soaking up the far-reaching views. A home office leads off the living area.

The sitting room is located in the original part of the house. A charming room with aged beams, stone mullion windows, open fireplace and original floorboards, the sitting room works well for more formal hosting but equally well for cosy evenings at home. A former pantry leads off the reception hall and would convert well to a cloakroom.

The principal bedroom with large en-suite shower room is also located on the ground floor. Micro-cement floors and walls add a contemporary vibe, creating clean lines and a sense of calm, blending seamlessly with the period charm of an original fireplace and the modern comfort of underfloor

heating. Three further bedrooms and a family bathroom are located on the first floor and a fifth bedroom plus separate shower room are located on the lower ground level.

The lower ground level is split into two separate areas and offers tremendous additional living space. One section comprises a large workshop, spacious laundry room and a secondary fully-fitted kitchen/scullery. A conservatory/garden room opens to the swimming pool and surrounding patio creating an ideal space for summer parties. The second lower level area is accessed via stairs from the kitchen and comprises a bedroom, shower room and spacious entertainment room which would work equally well as a sixth bedroom.

## Garden and Grounds

The garden and grounds are a key selling point of the property. A large gently sloping paddock is set to one side of the property with a second smaller paddock located behind the parking area.

The garden sits between the two paddocks and comprises level lawn areas, fruit trees and a decking area for outside relaxation.

A purpose built shepherds hut with mains water supply, kitchenette, shower and WC creates an ideal guest suite or home office.

A heated swimming pool sits in an inner courtyard offering a lovely secluded area for pool parties.

A large gravel parking area provides parking for multiple vehicles, together with an EV charging point.

## Agent's Note

Planning is granted for a single storey extension and to re-model and overclad existing two-storey extension, re-roof original dwelling and install PV panels. Relocate swimming pool and associated landscaping S.23/1265/HHOLD



## Location

The location of Park House is truly idyllic. Tucked away at the end of a quiet no-through lane, the property offers a peaceful haven and an ideal safe location for children and animals.

The Park is a pretty hamlet comprising a charming collection of properties located on the outskirts of the historic village of Painswick. The location offers the best of both worlds. Tucked away along a quiet lane, the hamlet offers rural peace, whilst still within walking distance of the popular village of Painswick.

Often referred to as the Queen of the Cotswolds, Painswick has a tremendous sense of community spirit and a good supply of local amenities including a popular primary school, two pubs, a bijou hotel and a small local restaurant, as well as a newly opened cafe and arts shop. There is also a well-stocked village shop, chemist and even a highly acclaimed fabric shop.

The village is popular with tourists and is well known for the beautiful Rococo Gardens and also its Beacon, a huge expanse of common land offering a wonderful source of walks and far reaching views to the

Malvern Hills and also host to a popular golf course.

One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham. There is also a good choice of schools in the private sector with several leading public schools in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

Well placed for commuting, The Park is circa 90 minutes to London by train from nearby Stroud Station and circa 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach.



## Directions

Follow the A46 in the direction of Cheltenham and after circa 0.5 miles take the first right signposted to Sheepscombe. After circa 400 yards and at the first bend in the road, turn right into The Park and immediately right again past the red post box built into the wall on your left. Park House is the last house along this no-through road.





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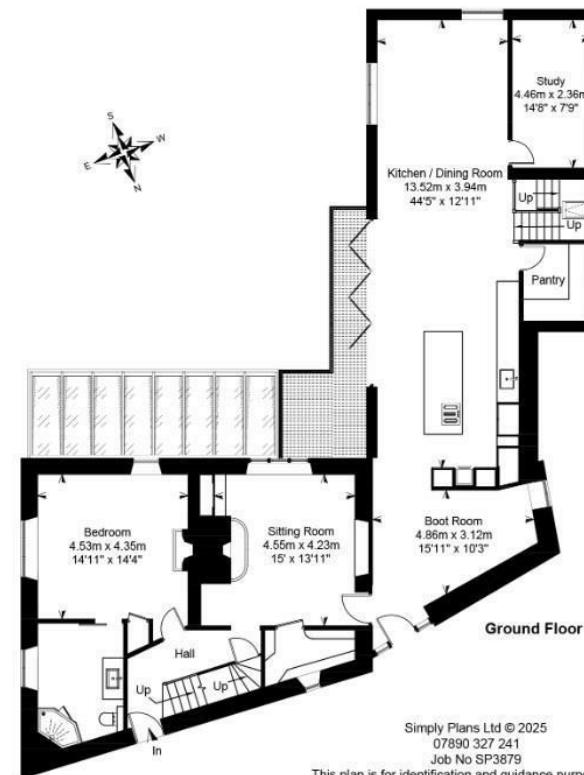
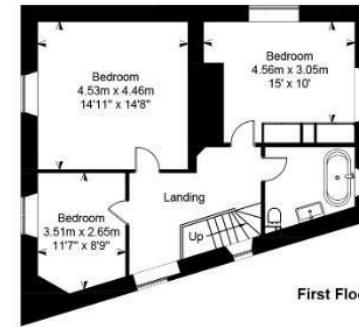
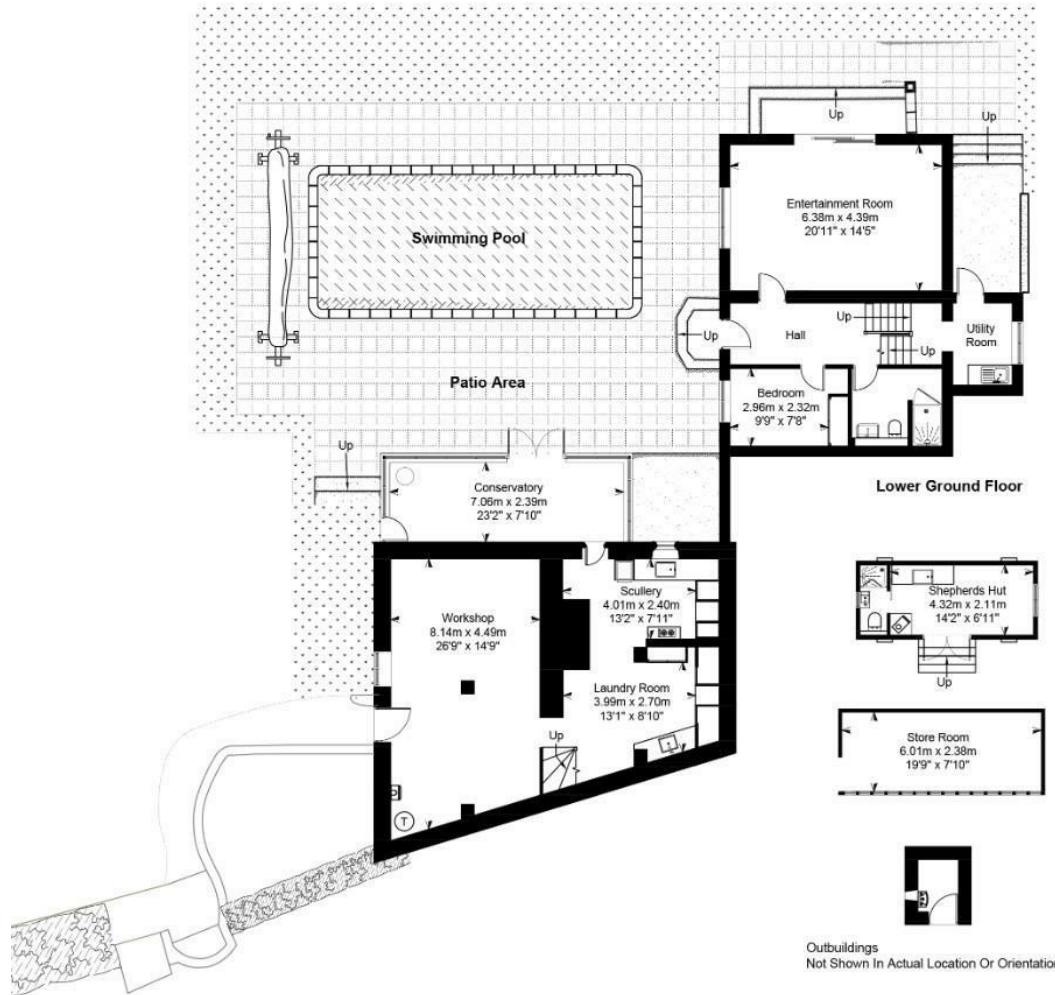
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For more information or to book a viewing  
please call our Painswick office on 01452  
814655

## Park House, The Park, Painswick, Stroud, Gloucestershire

### Approximate IPMS2 Floor Area

House	296 sq metres / 3186 sq feet
Workshop / Utility / Conservatory	90 sq metres / 969 sq feet
Store	14 sq metres / 151 sq feet
Shepherd Hut	11 sq metres / 118 sq feet
<b>Total</b>	<b>411 sq metres / 4424 sq feet</b>



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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

## SUBJECT TO CONTRACT

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