

WASHWELL HOUSE
PAINSWICK · STROUD





WASHWELL HOUSE · PAINSWICK STROUD GL6 6SJ

BEDROOMS: 8

BATHROOMS: 5

RECEPTION ROOMS: 5

GUIDE PRICE £2,150,000

- Handsome Country House
- Magnificent valley views
- 7 Bed Principal Residence
- Covered Swimming Pool
- Grade II Listed

- Period Features
- Grounds of circa 4 acres
- Separate One Bed Cottage
- Village Location
- Bespoke deVol Kitchen

A handsome detached Cotswold family home in a prime village location offering magnificent views and comprising a 7 bed main residence, attached one bed cottage, outbuildings, swimming pool and sweeping lawns, orchard and paddocks of approx 4 acres.

DESCRIPTION

Washwell House is a handsome Grade II Listed property, nestled on the edge of the historic village of Painswick. A sweeping driveway creates an impressive entrance to this substantial Cotswold stone house which offers an abundance of practical living spaces alongside exceptional period charm.

The main residence opens to a fabulous reception hall which sets the tone to the remainder of the house. Original period features abound in every room, with stunning flagstone flooring in the reception hall, large sash windows throughout and a host of original fireplaces. The central part of the house is of Georgian origin, with later Victorian additions on either side and a further cottage added at a later date.

The two main reception rooms provide ample living and entertaining spaces with original fireplaces and large sash windows overlooking the valley, allowing for an abundance of natural light. A third reception, designated to be a spacious music room by the current owners, would work equally well as further entertaining space.

The kitchen is clearly the heart of the home. Fitted with bespoke deVol units, the room exudes English country charm. With ample room for a large table, this is the perfect space for relaxed family suppers or informal entertaining with friends. A handsome original fireplace adds warmth for the colder months. A garden room leads off the kitchen with plans drawn up to renovate and create a wonderful additional

space (subject to planning consent). A large full-height cellar is accessed from the garden room.

A boot room plus laundry room, provides plentiful storage for hiding washing away and storing country paraphernalia. A vinery leads off the boot room, ideal for conversion to a covered alfresco dining area.

Two separate staircases lead to four spacious first floor bedrooms, the principal with large walk-in dressing room and Jack and Jill bathroom. A further bathroom is also located at this level. There are three further bedrooms on the second floor, together with another bathroom and a fabulous large studio. All of the bedrooms have been thoughtfully laid out and all benefit from magnificent views over the garden and

valley.

Vine Cottage provides separate attached accommodation, offering a self-contained one bed property with kitchen/breakfast room and sitting room, as well as its own courtyard.

The grounds comprise circa 4 acres of sweeping lawn, paddocks and orchard with exceptional views across the Painswick Valley. A former stable block provides useful garden storage, together with two large store rooms. A heated, covered swimming pool provides year-round entertainment.



LOCATION

The location of Washwell House on the edge of the Cotswold village of Painswick is one of its key attributes. Within easy walking distance from the centre of the village, the home sits in an enviable position with magnificent views across the valley and a wonderful sense of space and privacy.

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

One of the key draws to the area is the excellent choice of schools, with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private

sector, in nearby Cheltenham and also Beaudesert Park in Minchinhampton and Wycliffe in Stonehouse.

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.

Well placed for commuting, Washwell House is a 15 minute drive to Cheltenham, well-known for its many festivals, theatre, racing and excellent shopping. Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



DIRECTIONS

From our Painswick office, take the A46 in the direction of Cheltenham, passing through the traffic lights and after approximately 300 yards, turn right into Washwell Lane. The entrance to Washwell House is located just after the sharp bend, the first turning on the left. There is ample parking available at the end of the drive.





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Minchinhampton

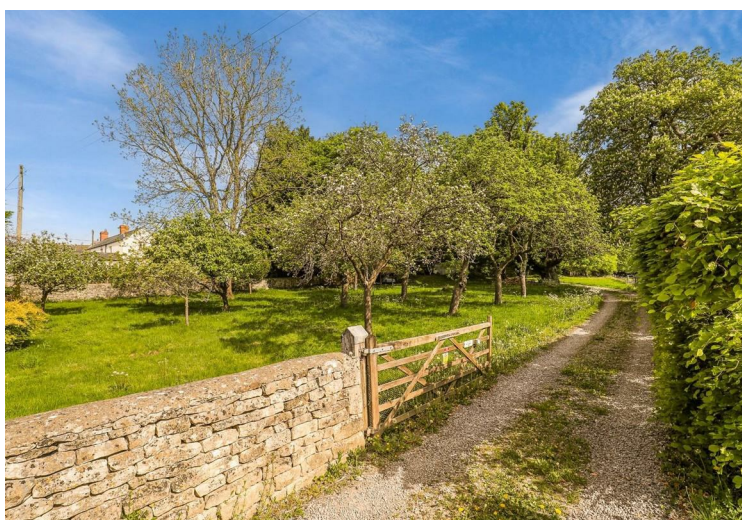
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TENURE

Freehold

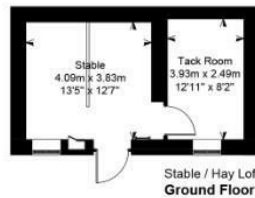
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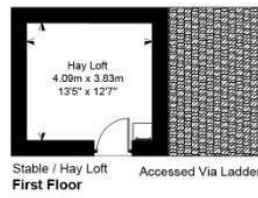
SERVICES

All mains services are connected to the property, gas central heating. Stroud District Council Tax Band H £4,438.96. Ofcom checker: Broadband - standard 17 Mbps superfast 80 Mbps, All Mobile Networks are likely.

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

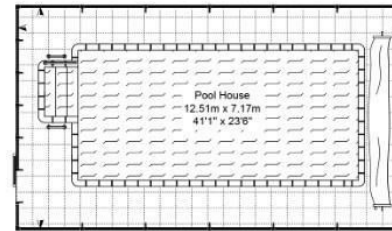


Outbuilding
Not Shown In Actual Location Or Orientation



[Hatched Area] = Limited Use Area

Pool House



Outbuilding
Not Shown In Actual Location Or Orientation

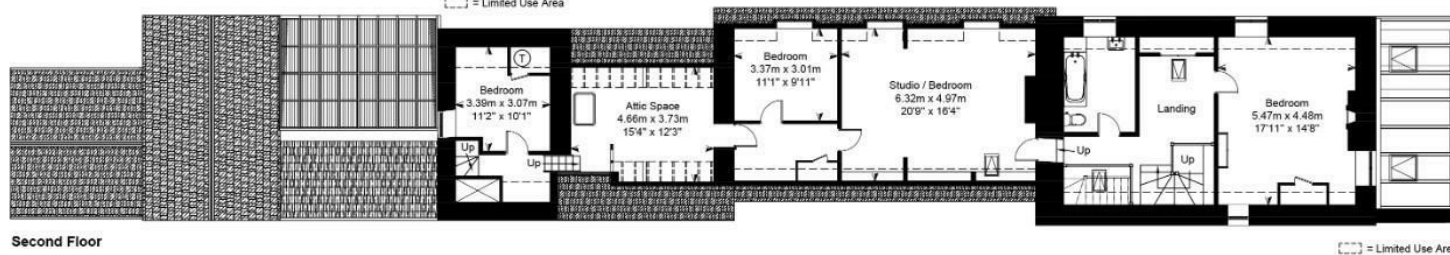
Washwell House, Cheltenham Road, Painswick, Gloucestershire

Main House
Main House Attic Space
Main House Cellar
Vine Cottage
Vine Cottage Attic Room
Covered Area
Bin Store
Pool House
Stable / Hay Store
Stores
Greenhouse

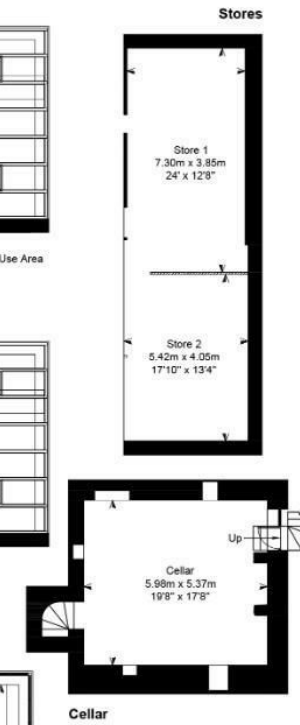
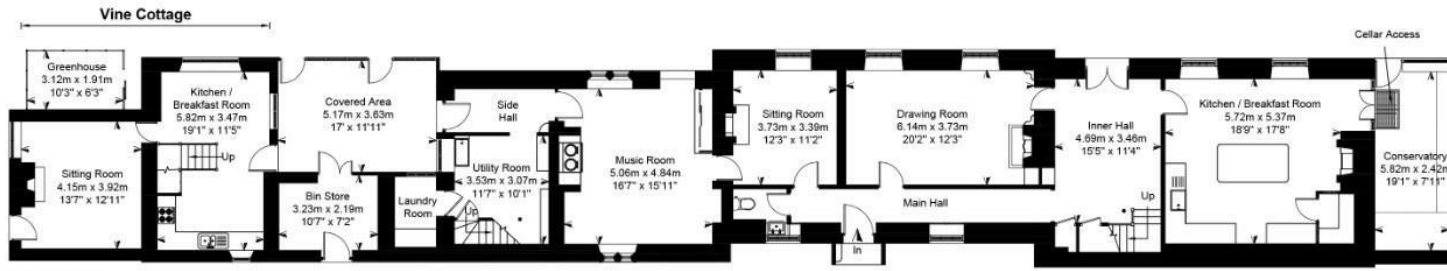
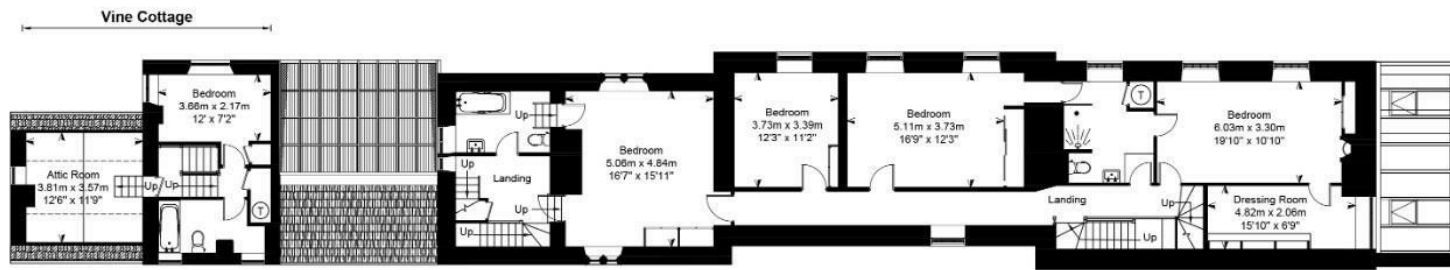
Approximate IPMS2 Floor Area
446 sq metres / 4801 sq feet
17 sq metres / 183 sq feet
34 sq metres / 366 sq feet
59 sq metres / 635 sq feet
13 sq metres / 140 sq feet
19 sq metres / 204 sq feet
7 sq metres / 75 sq feet
89 sq metres / 958 sq feet
43 sq metres / 463 sq feet
50 sq metres / 538 sq feet
6 sq metres / 65 sq feet

Total
(Includes Limited Use Area)

783 sq metres / 8428 sq feet
30 sq metres / 323 sq feet



[Hatched Area] = Limited Use Area



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07690 327 241
Job No SP3660
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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