



YEW TREE COTTAGE · NEW STREET · PAINSWICK · STROUD

**YEW TREE COTTAGE
NEW STREET
PAINSWICK**

Perfectly positioned in the heart of the historic village of Painswick, Yew Tree Cottage is a beautifully renovated one-bedroom home offering charm, character, and modern convenience across three floors. Stylishly updated in recent years, the property makes an ideal low-maintenance retreat or pied-à-terre.

BEDROOMS: 1

BATHROOMS: 1

RECEPTION ROOMS: 2

**OFFERS IN THE REGION OF
£150,000**

FEATURES

- Located in the heart of Painswick, one of the Cotswolds' most picturesque villages
- Beautifully renovated in recent years with a stylish, modern finish
- Charming period features combined with contemporary updates
- Arranged over three floors, offering well-zoned living space
- Bright, well-appointed kitchen with integrated appliances
- Open plan sitting/dining room on the lower ground floor
- Comfortable double bedroom with natural light
- Contemporary shower room with quality fittings
- Ideal as a weekend retreat, holiday let, or full-time residence
- Walking distance to local shops, cafes, pubs, and countryside walks



DESCRIPTION

Arranged over three floors, Yew Tree Cottage offers a practical and comfortable layout in a great location. On the ground floor, there's a bright kitchen with modern units, integrated appliances, and clean, simple finishes. A spiral staircase leads down to the lower ground level, where the sitting and dining area provides a cosy and functional space for relaxing or hosting guests.

Upstairs on the first floor, there's a good-sized double bedroom and a modern shower room, making the space well-suited for everyday living.

Just a short walk from the centre of Painswick, with its shops, cafés, and walking routes, the cottage offers a mix of old-world charm and modern convenience. Whether used as a weekend retreat, a holiday let, or a full-time home, Yew Tree Cottage is a flexible and appealing property in a popular Cotswold village.





DIRECTIONS

The property is most easily located on New Street in Painswick, a short drive from our office, on the right hand side. Access to the property is located a short walk up the pathway that leads to The Falcon Inn car park, on the left hand side.

LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby.

The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



Yew Tree Cottage, New Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House

47 sq metres / 506 sq feet

(Includes Limited Use Area

3 sq metres / 32 sq feet)

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07890 327 241

Job No SP3835

This plan is for identification and guidance purposes only.

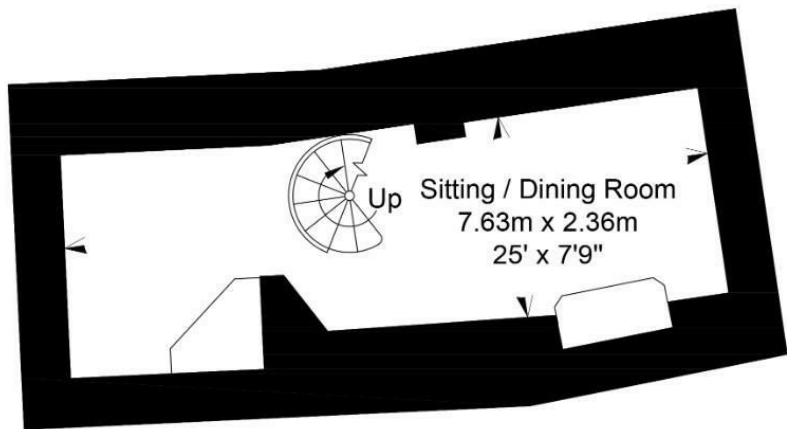
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

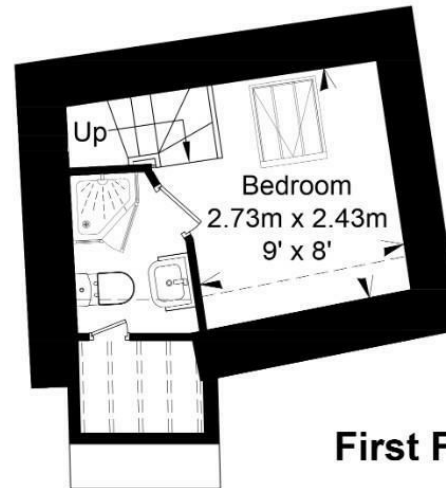
IPMS = International Property Measurement Standard

 = Communal Area

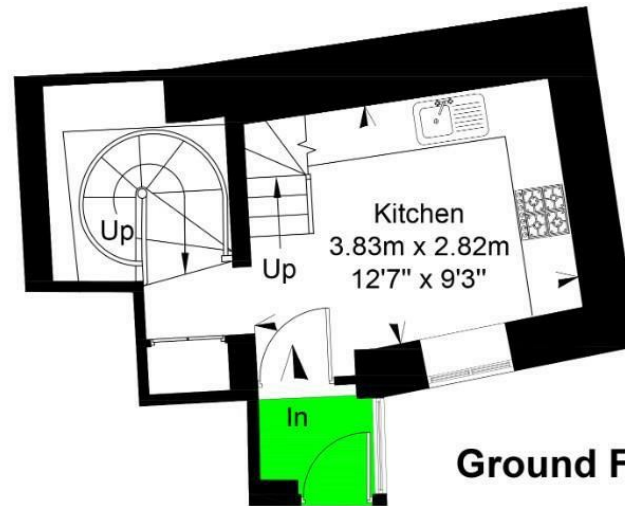
 = Limited Use Area



Basement



First Floor



Ground Floor

MURRAYS
SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Leasehold

EPC

C

SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, Tax Band A - £1,548/42 per annum. OFCOM Checker: Broadband: Standard 20Mbps, Superfast 80Mbps. Mobile, EE, O2, Three and Vodafone all good and variable.

SUBJECT TO CONTRACT

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