

CASA MIA

PAINSWICK
GLOUCESTERSHIRE



Casa Mia, Beacon Close, Painswick, Gloucestershire, GL6 6UF

A DETACHED FAMILY HOME SET IN A STUNNING ELEVATED POSITION ON THE EDGE OF THE PAINSWICK BEACON WITH NEARLY 1/2 ACRE OF GARDENS, 2 GARAGES AND FAR REACHING VIEWS

Entrance Porch, Reception Hall, Sitting Room, open-plan Kitchen/Dining room, Utility room, Home Office/Ground Floor Bedroom, Master Bedroom with Balcony & En-Suite Shower Room, 2 further double Bedrooms, family Shower Room, Attic Room, Woodstore, 2 Garages, Parking, lovely landscaped Gardens of nearly half an acre, far reaching Views.

GUIDE PRICE £795,000

DIRECTIONS

The property is most easily located by leaving our office in the direction of Cheltenham on the A46. Leave the village passing the hamlet of Paradise on your right hand side and after a short distance you will see a row of properties on your left. About half way along these you will see the turning into Beacon Close on your left. Continue right to the top of the hill where the driveway to Casa Mia can be found as nearly the last property at the top on the right hand side.

DESCRIPTION

Casa Mia is a detached modern property built in the early 1960's and set in a stunning elevated position on the edge of The Painswick Beacon on the sought after private road known as Beacon Close. The present owners have been at the property for the last 47 years and have well maintained and updated the property over this time. With good sized light and spacious rooms, there is a large reception hall, sitting room with doors to the garden, open plan kitchen/dining room also with doors to the garden, utility room, home office/bedroom 4 and cloakroom all on the ground floor. Upstairs there is the master bedroom with balcony, overlooking the garden and views, and an en-suite shower room, 2 further double bedrooms, family shower room and then upstairs again is an attic/studio room with large storage area off (prime for conversion into further bedrooms subject to the necessary planning consents).

A particular feature of the property is the beautifully landscaped gardens which lie mostly to the front of the property and are south east facing, full of mature trees, shrubs and flower beds/borders, and a summer house. There is an area of garden to the rear, several sheds/woodstores/greenhouse, two garages, parking and a direct access onto the Beacon, the golf course and the Cotswold Way.

LOCATION

Casa Mia is set right at the top of a sought after private road known as Beacon Close in a little

hamlet of houses on the outskirts of Painswick and bordering the famous Painswick Beacon and Cotswold Way. 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 which can be accessed straight from the property 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.

TENURE	Freehold
EPC	EER: Current 64 / Potential 72
SERVICES	Oil fired central heating. Mains drainage. Water and electric are connected to the property. Council Tax Band F
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



Casa Mia, Beacon Close, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House	176 sq metres / 1894 sq feet
Attic Room	22 sq metres / 236 sq feet
Attic Space	31 sq metres / 334 sq feet
Garage	30 sq metres / 323 sq feet

Total	259 sq metres / 2787 sq feet
(Includes Attic Room Limited Use Area	6 sq metres / 65 sq feet)
(Includes Attic Space Limited Use Area	22 sq metres / 236 sq feet)

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07890 327 241

Job No SP3112

This plan is for identification and guidance purposes only.

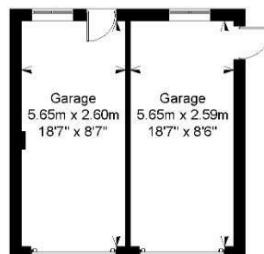
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

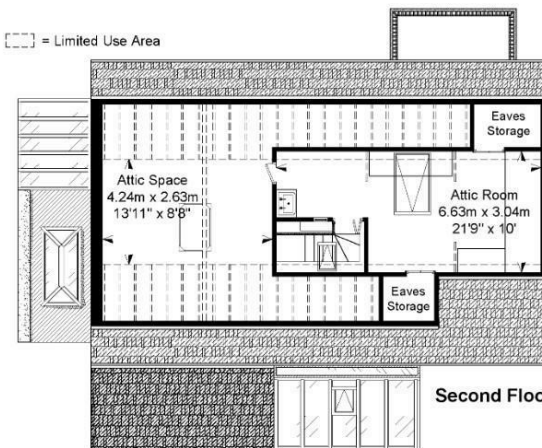
IPMS = International Property Measurement Standard

Outbuildings

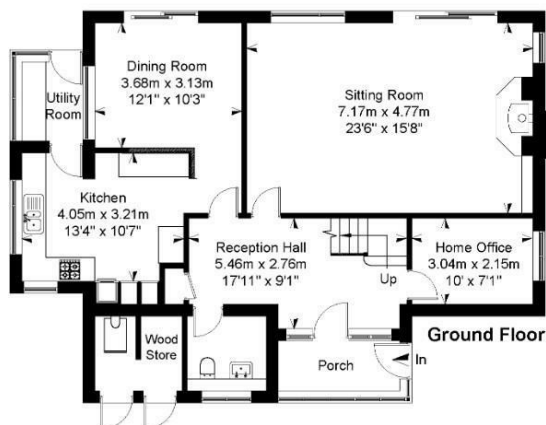
Not Shown In Actual Location Or Orientation



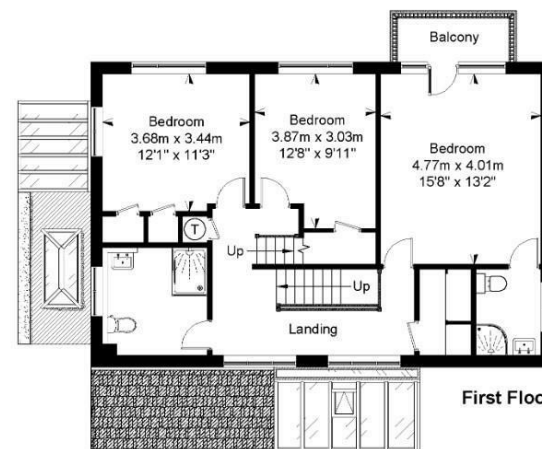
[---] = Limited Use Area



Second Floor



Ground Floor



First Floor



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