



2 GEORGE COURT · VICTORIA STREET · PAINSWICK ·

MURRAYS
SALES & LETTINGS

**2 GEORGE COURT
VICTORIA STREET
PAINSWICK**

Located in the heart of Painswick, this beautifully renovated period cottage blends contemporary comfort with timeless character. Downstairs the home offers an open-plan kitchen and living space, a spacious double bedroom (or second reception room) and shower room on the first floor, and a charming top-floor bedroom with rooftop views.

BEDROOMS: 2

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £250,000

FEATURES

- Central Painswick Location
- Exposed Cotswold Stone Walls And Beams
- Charming Period Cottage
- Fully Renovated Throughout
- Open-Plan Kitchen/Living Space
- Modern Fitted Kitchen
- Cosy Open Fireplace
- First-Floor Double Bedroom Or Secondary Lounge
- Contemporary Living
- Top-Floor Bedroom With Rooftop Views

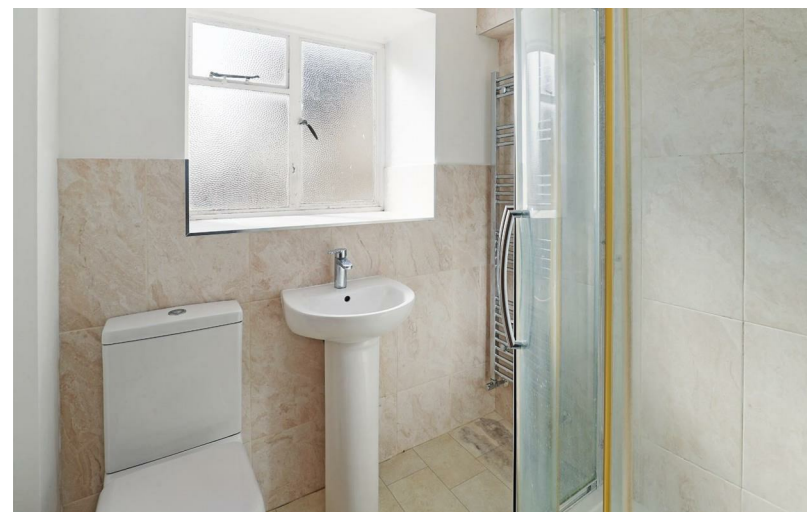


DESCRIPTION

Located in the centre of Painswick, is this charming period cottage, with exposed Cotswold Stone walls and beams, it has been thoughtfully renovated throughout, mixing contemporary living with character features.

The ground floor boasts an impressive open-plan kitchen and living area, complete with a fitted kitchen and an open fireplace, perfect for cosy evenings.

On the first floor, you'll find a spacious double bedroom (or additional sitting room) along with a stylish shower room. The second floor offers a further double bedroom featuring exposed beams and delightful rooftop views.





DIRECTIONS

The property is most easily located by leaving our office in Painswick down Victoria Street towards the centre of the village. After a short distance turn first left into George Court where the property can then be found on the left hand side.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel within a couple of minutes walk from 2 Prospect Terrace, offering fine-dining to non-residents and several stylish and independent coffee shops within a short walk. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance of 2 Prospect Terrace.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

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.

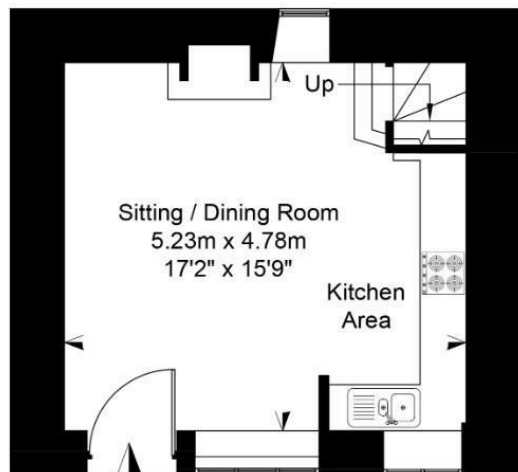


2 George Court, Victoria Street, Painswick, Gloucestershire

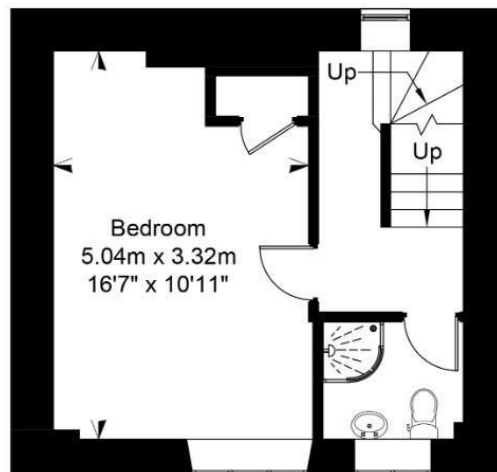
Approximate IPMS2 Floor Area

House 75 sq metres / 807 sq feet

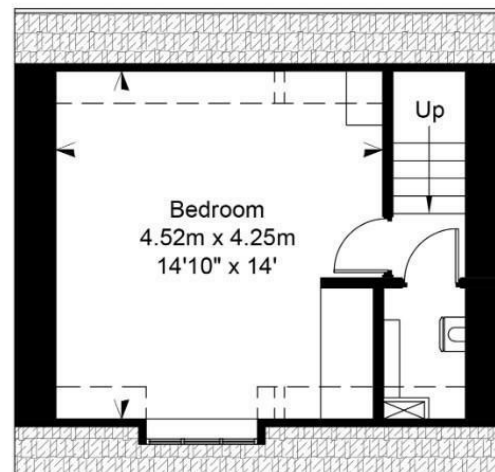
(Includes Limited Use Area 3 sq metres / 32 sq feet)



Ground Floor



First Floor



Second Floor

 = Limited Use Area

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07890 327 241

Job No SP3762

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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MURRAYS
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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

Freehold

EPC

D

SERVICES

All services are believed to be connected to the property. Gas central heating. Stroud District Council, Tax Band C - £2,064.56. Ofcom Checker: Broadband - Standard: 19Mbps, Superfast 80Mbps. Mobile Networks - all likely.

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