



FLAT 2 NEW STREET HOUSE · NEW STREET · PAINSWICK

**MURRAYS**  
SALES & LETTINGS



FLAT 2 NEW STREET HOUSE  
NEW STREET  
PAINSWICK  
STROUD  
GL6 6UN

A spacious two bedroom apartment in the heart of the Cotswold village of Painswick with light-filled rooms and wonderful valley views to the rear of the property plus a single garage

**BEDROOMS: 2**  
**BATHROOMS: 1**  
**RECEPTION ROOMS: 1**

**GUIDE PRICE £250,000**

## FEATURES

- Ground Floor Apartment
- Central Village Location
- Two Bedrooms
- Single Garage
- Large Open-plan Kitchen/Living Room
- Within easy reach of Local Amenities
- Potential to Modernise
- Balcony to the Rear of the Property
- Valley Views
- Elevated Location



## DESCRIPTION

2 New Street offers a light-filled and spacious two bed apartment in the heart of the popular village of Painswick.

Steps lead up to the main entrance opening to a communal hallway with access to two ground floor apartments.

A large open-plan kitchen and living room is located to the front of the property. Ideal for hosting, the living room has a central gas fire with pretty fireplace surround. Large windows overlook New Street filling the room with natural light.

The kitchen benefits from fitted units for discreet storage and large worktops for food preparation together with room for breakfast bar seating. A useful store room with space for a washing machine leads off the kitchen.

Two bedrooms are located to the rear of the property, both with wonderful views across the valley and over the neighbouring rooftops. One of the bedrooms benefits from a balcony offering the perfect spot for a small table and chairs, ideal for a morning coffee or sundowner drinks.

A cloakroom with WC and good-sized shower room lead off the central hallway.

A single garage is located to the rear of the property.







## DIRECTIONS

Turn right out of our Painswick office along New Street and the apartment will be found after circa 20 yards on the right hand side. Steps lead up to the main entrance and the flat is located on the ground floor to the rear of the hallway on the right hand side.

## LOCATION

Painswick is a quintessentially pretty Cotswold village with a welcoming community and numerous local events, societies and clubs.

Located in the heart of the village, 2 New Street is within easy reach of Painswick's many local amenities including two popular pubs, a village shop and several cafes, one within a few minutes walk from Flat 2. There is also a boutique hotel within walking distance from the apartment, offering fine-dining to non-residents.

For sporting enthusiasts there is a popular golf course on the nearby Painswick Beacon along with a host of wonderful walks in the surrounding countryside including along the Cotswold Way.

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. School buses run from the centre of the village to most of the local schools. There is also a popular village primary school within walking distance of 2 New Street.

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.

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 New Street House, New Street, Painswick, Gloucestershire

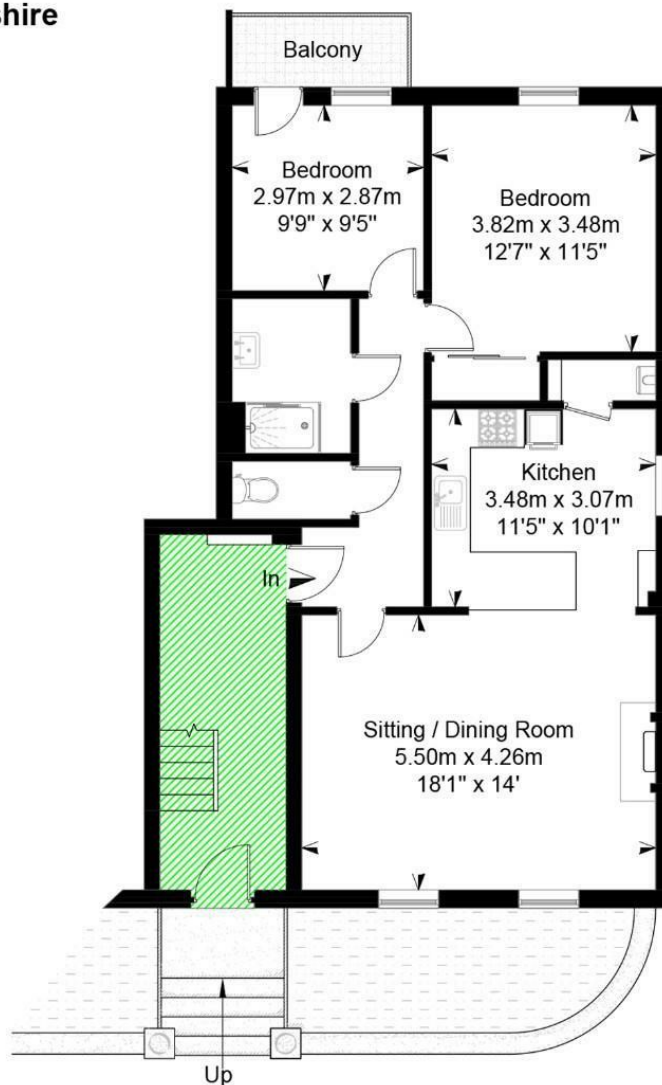
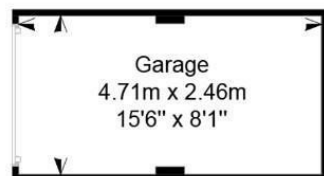
Approximate IPMS2 Floor Area

Flat 2 74 sq metres / 796 sq feet

Garage 11 sq metres / 118 sq feet

Total 85 sq metres / 914 sq feet

 = Communal Area



Simply Plans Ltd © 2025

07890 327 241

Job No SP3933

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

## 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

**MURRAYS**  
SALES & LETTINGS

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Painswick GL6 6XH

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### Mayfair

0870 112 7099

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41-43 Maddox Street, London W1S 2PD

### TENURE

Freehold

### EPC

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### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating. Stroud District Council tax band D, £2,322.63. Ofcom checker: Broadband - standard 19 Mbps superfast 80 Mbps, Mobile Networks - EE, Three, Vodafone

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